



**AGENDA
PLAN COMMISSION MEETING
RICHFIELD VILLAGE HALL
4128 HUBERTUS ROAD, HUBERTUS, WISCONSIN
September 10, 2020
7:00 P.M.**

Pursuant to the requirements of Section 19.84, Wis. Stats., notice is hereby given of a meeting of the Village of Richfield Plan Commission, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. Notice of Village Board Quorum, (Chairperson to announce the following if a quorum of the Village Board is in attendance at the meeting: "Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow them to do so.")

1. Call to Order/Determination of quorum
2. Verification of Open Meetings Law compliance
3. Pledge of Allegiance
4. DISCUSSION/ACTION
 - a. Discussion/Action regarding a Plan of Operation for Sew Many Pieces located at 1333 STH 175 (Tax Key: V10_037100G) – *Linda Mowry, Petitioner*
 - b. Discussion/Action regarding a Plan of Operation and Site Plan Modification for St. Augustine Catholic School located at 4908 Plat Road (Tax Key: V10_122100Z) – *Monches Properties, LLC. on behalf of St. Augustine School, Inc.*
 - c. Discussion and possible recommendation to the Village Board regarding a Two-Lot Certified Survey Map (CSM) for property located at 4908 Plat Road (Tax Key: V10_122100Z) and 601 Plat Road (V10_1219) – *Monches Properties LLC., Petitioner*
 - d. Discussion and possible recommendation to the Village Board regarding an extraterritorial plat review for property located at W244N8883 Cordel Lane (Tax Key: LSBT_0156018) – *Kathleen T. Savorias, Petitioner*
 - e. Discussion and possible recommendation to the Village Board regarding a One-Lot Certified Survey Map (CSM) for property located at 2938 Maple Terrace (Tax Key: V10_0372004 and V10_0372005) – *Larry J Schreiner, Gail M Schreiner, Petitioners*
 - f. Discussion and possible recommendation to the Village Board regarding a Three-Lot CSM and One Outlot for Zion United Methodist Church located at 3402 Willow Creek Road (Tax Key: V10_0990 and V10_099100M) – *Board of Trustees of Emmanuel Community United Methodist Church of Menomonee Falls, Petitioners*
 - g. Discussion/Action regarding a Lighting Plan and Landscaping Plan for Pleasant Hill Pub and Grill, located at 2102 STH 164 (Tax Key: V10_008200Z – *Pleasant Hill Management LLC., Petitioner*

5. ADJOURNMENT

Additional explanation of items on the agenda (Communication Forms) can be found on the village's website at www.richfieldwi.gov. Notification of this meeting has been posted in accordance with the Open Meeting Laws of the State of Wisconsin. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Clerk's office at 628-2260 with as much advance notice as possible.



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: September 10, 2020

SUBJECT: Plan of Operation – Sew Many Pieces 1333 STH 175 (Tax Key: V10_037100G)
DATE SUBMITTED: September 3, 2020
SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTIONS: DOES THE PLAN COMMISSION WISH TO CONDITIONALLY APPROVE THE PROPOSED PLAN OF OPERATION FOR SEW MANY PIECES?

ISSUE SUMMARY:



Sew Many Pieces (<https://sewmanypieceswi-com.webs.com/>) is a full-service quilt shop. They sell fabric and materials, do commissioned tapestries, and hold classes on quilting. Sew Many Pieces is currently located at 1717 Wolf Road, but they are looking to move next to Amelishan Bridal and occupy a portion of the space formally operated as the Ace hardware store. In total, they will occupy approximately 9,000sqft of space, the majority of which will be for the storage of goods, but they will also have a formal classroom area. This is more than triple their current store footprint.

Their typical hours of operation are Monday through Friday from 9AM-5PM and Saturday from 9AM-4PM. There are four (4) employees who work part-time. Typically, they generate approximately 30 trips per day with approximately 20 cars. Given the size of the parking lot, this is not an issue with the surplus of parking options available. The only storage will be inside the property on storage racks and shelving for product.

The subject property is zoned B-2, Community Business District and is controlled by 70.198. This type of retail establishment is listed as a Permitted Principal Use pursuant to Sec. 70.198(B)(1) which consist of all types of uses included in the B-1, District [Sec. 70.197(B)] of which this is a part of as a “hobby shop”. Staff believes this type of use is entirely consistent with the Zoning District and the types of uses which were anticipated when this development was created.

FUTURE IMPACT AND ANALYSIS:

REVIEWED BY: _____

Village Deputy Clerk

Forward to Village Board: No
Additional Approvals Needed: No
Signatures Required: No

ATTACHMENTS

1. Plan of Operation – Sew Many Pieces

STAFF RECOMMENDATION:

Motion to Conditionally Approve the petitioned Plan of Operation for Sew Many Pieces located at 1333 STH 175 (Tax Key: V10_037100G) subject to the following Specific Conditions of Approval:

Specific Conditions of Approval:

1. The petitioner receives all necessary permits from the Building Inspection Department and Richfield Volunteer Fire Company.

APPROVED FOR SUBMITTAL BY:

Village Staff Member

Village Administrator

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

Resolution No. _____
Ordinance No. _____
Approved _____
Other _____

Continued To: _____
Referred To: _____
Denied _____
File No. _____

4128 Hubertus Rd Hubertus, WI 53033 Village Hall - 262.628.2260 Fax - 262.628.2984		BUSINESS PLAN OF OPERATION APPLICATION VILLAGE OF RICHFIELD		Permit No. Parcel/Tax Key No. 110-0371006	
NAME OF PROPOSED BUSINESS: <u>SEW MANY PIECES</u>				SUITE #: <u>A</u>	
Owner's/Operator's Name: (Please print) <u>Norb Weyer</u>		Mailing Address City State Zip Email Address		Phone #: Other	
Tenant's Name: (Please Print) <u>Linda Mowry</u>		Mailing Address City State Zip <u>1333 STH175 Hubertus, WI, 53033</u> Email Address <u>—</u>		Phone #: <u>262-628-9505</u> Other	
DESCRIPTION OF BUSINESS OPERATION: <u>Quilt Shop, classroom instruction, commissioned quilting</u>					
TYPE OF BUSINESS: Please check the appropriate box for type: <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input type="checkbox"/> Office <input type="checkbox"/> Institutional <input type="checkbox"/> Warehouse/Storage <input type="checkbox"/> Other: _____ <input type="checkbox"/> Industrial				Description: _____ <u>sell fabric</u>	
NEW USE: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		EXPANSION OF EXISTING USE: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		OTHER: _____	
HOURS OF OPERATION: Mon-Fri: <u>9-5</u> <u>Sat</u> Sun: <u>9-4</u>		DAYS OF OPERATION: <u>Mon</u> <u>Tue</u> <u>Wed</u> <u>Thu</u> <u>Fri</u> <u>Sat</u> Sun			
MAXIMUM # OF EMPLOYEES:		# of Full Time: _____ # of Part Time: <u>4</u>		CURRENT ZONING: <u>B-2</u>	
EXPECTED CUSTOMERS PER DAY: <u>30</u>		NUMBER OF TRUCKS PER DAY: _____ NUMBER OF AUTOS PER DAY: <u>20</u>			
PARKING		STORAGE			
# of Available Parking/Parking Lot Spaces: _____ # of Loading Spaces: _____ Overnight Parking Yes <u>No</u> Where: _____		Storage <u>Yes</u> No Types of Storage: <u>Quilting materials</u>			
SPECIAL EQUIPMENT/FACILITIES/REQUIREMENTS Yes No If so, What?					
Applicant's Signature: _____		Applicant's Name (Printed): _____		Date Signed: _____	
Property Owner's Signature: _____		Property Owner's Name (Printed): _____		Date Signed: _____	
APPROVAL CONDITIONS		Applicant is responsible to obtain any licenses, permits, certificates or other documents from other agencies of Village Departments. <u>For example:</u> Cigarette and Alcoholic Beverage Licenses must be obtained from the Village Clerk and Building Permits from the Building Inspector. <u>Also,</u> Occupancy of the premises requires approval of this application.			
FOR VILLAGE STAFF ONLY					
Date Submitted for Review: _____					
Approved by Village Staff: _____					
SPECIAL REQUIREMENTS/COMMENTS: _____					
Date: _____					



VILLAGE OF RICHFIELD

PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: September 10, 2020

SUBJECT: Site & Plan of Operation/Minor Land Division CSM – St. Augustine Catholic School
4908 Plat Road (Tax Key: V10_122100Z)

DATE SUBMITTED: September 3, 2020

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTIONS: DOES THE PLAN COMMISSION WISH TO CONDITIONALLY APPROVE THE PROPOSED SITE PLAN AND PLAN OF OPERATION FOR ST. AUGUSTINE CATHOLIC SCHOOL ALONG WITH THE PROPOSED CSM FOR A BOUNDARY LINE RELOCATION?

ISSUE SUMMARY:

On behalf of the Holy Hill Area School District:

“Earlier this month, the Holy Hill Area School District closed a chapter in its history. The parent district of Richfield Joint School District No. 1, during the consolidation with Friess Lake School, made the decision to close Plat School permanently. On Monday, August 17th, 2020, the Holy Hill Area School District sold Plat School to John and Allison Loosen of Monches Property LLC.

The School Board accepted the June 29th offer in early July after a series of failed offers. Serendipitously, Mr. Loosen was the first person to place an offer on Plat School back in 2018. Mr. Loosen’s initial offer was followed by offers from three (3) other parties. In his most recent offer to purchase Plat School, his offer was presented with no contingencies and included an expedited closing date.

The sale of Plat School is bittersweet, as it has been part of the rich history of the school district as well as the Village, and hamlets prior to it. However, knowing that it will see students in its halls again and that the current Holy Hill Area School District can focus on its mission of educating students, is comforting.”

- Mrs. Tara Villalobos, Holy Hill Area School District Administrator



St. Augustine Catholic School Plan of Operation Review

As mentioned in the above paragraph, the property is in the process of being sold from Monches Property LLC. to St. Augustine Catholic School (<https://www.saintaugustineschool.net/>). The school is presently located on Old CC (formerly Country Trunk Highway CC) and has operated for 26 years as a Catholic School serving K4-12th grade. Pursuant to the Village’s Zoning Code, a private school is a Permitted Principal Use in the I-1, Institutional District. That means, by law, it’s permitted by “right”. The school’s hours of operation mirror typical school hours, from 7AM-4PM with occasional extracurricular activity on the weekends. Currently, there are 75 students in their K4-12th grade school. There are 8-12 full-time employees and 2-4 part-time employees. They expect 20-30 cars per day, primarily for pick-up and drop-off. The applicant has said there will be no outdoor storage and no overnight parking on the property. From speaking with the property owner, their hope is to be in the new school at the start of 2021 as their school year has already started.

Site Plan

The proposed St. Augustine School is essentially staying the same as the former Plat School. However, as a part of the CSM the Plan Commission will be considering tonight, a few things should be noted:

- The athletic fields and basketball/tennis court will be the property of the Loosen family. These fields are expected to remain.
- The northern area of parking lot will be removed and restored to grass.
- Pursuant to the parking regulations found in 70.185, they will have one parking stall for each employee plus one stall for each child over 16 years of age. Their site has 19 parking stalls along Plat Road with another approximately 20 stalls in their asphalt paved area tucked behind the school. Therefore, they meet the parking requirements for the Zoning District.



PLAN COMMISSION COMMUNICATION FORM

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SUBJECT: Site & Plan of Operation/Minor Land Division CSM – St. Augustine Catholic School
4908 Plat Road (Tax Key: V10_122100Z)

DATE SUBMITTED: September 3, 2020

SUBMITTED BY: Jim Healy, Village Administrator

CSM Discussion

As a part of the proposal, Monches Property LLC. (John and Allison Loosen) is also petitioning for a boundary line adjustment to give a few more acres of residential land from the former Plat School to their private residence. Currently, the school property has 7.99-acres. After the proposed boundary line relocation, the school will have just shy of 4.5-acres. In the I-1, Institutional District, the minimum acreage requirement is 1-acre [70.206(E)(1)]. Mr. Loosen's private residence, directly north of the former Plat School is zoned Rs-1, Country Estates District and has 8.13-acres. By adjusting the property boundary line, Mr. Loosen will end up with 11.176-acres which exceeds the 10-acre minimum for newly created parcels. Additionally, 1.209-acres are being dedicated to the Village for right-of-way purposes. Both properties are compliant with the Village Code's Lot Design standards. Village Engineer Ron Dalton has reviewed the proposed CSM and has recommended approval pending a few administrative modifications which are noted in **Red**. The property owner will be coming back to petition the rezoning of the transferred land from I-1, Institutional District to Rs-1, Country Estates District. This will involve a Comprehensive Plan Map amendment for the legally described area and the subsequent zoning change.

It should also be noted that Village Staff and the Holy Hill Area School District notified every property owner within 500' of the property boundary line to provide them notice of this meeting and the proposed transfer of ownership of this property. Information was also posted on the Village's website and in our recent edition of the Richfield Happenings newsletter. Village Staff has received calls from several area residents supporting the continued use of this building as a school.

FUTURE IMPACT AND ANALYSIS:**REVIEWED BY:** _____*Village Deputy Clerk*

Forward to Village Board: No, Site Plan and Plan of Operation/Yes, CSM
Additional Approvals Needed: No, Site Plan and Plan of Operation/Yes, CSM
Signatures Required: No, Site Plan and Plan of Operation/Yes, CSM

ATTACHMENTS

1. Plan of Operation – St. Augustine Catholic School
2. Site Plan prepared by Land Tech Surveying
3. Letter dated August 27, 2020 from Village Engineer Ron Dalton RE: Monches Properties LLC CSM

STAFF RECOMMENDATION:**Site and Plan of Operation**

Motion to Conditionally Approve the petitioned Site and Plan of Operation for St. Augustine Catholic School located at 4908 Plat Road (Tax Key: V10_122100Z) subject to the following Specific Conditions of Approval:

Specific Conditions of Approval:

1. The petitioner receives all necessary permits from the Building Inspection Department and Richfield Volunteer Fire Company.

Certified Survey Map

Motion to recommend to the Village Board the approval of the proposed Two-Lot CSM for Monches Properties LLC (Mr. and Mrs. John Loosen) for property located at 4908 Plat Road (Tax Key: V10_122100Z) subject to the following Specific and General Conditions of Approval:

Specific Conditions of Approval:

1. The applicant address, to the satisfaction of the Village Engineer, comments from his letter dated August 27, 2020.

(MOTION CONTINUED ON NEXT PAGE)



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DATE SUBMITTED: September 3, 2020

SUBMITTED BY: Jim Healy, Village Administrator

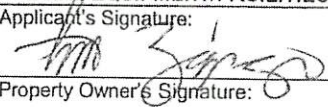
General Conditions of Approval:

1. Staff and Governmental Approval: Subject to the developer satisfying all comments, conditions and concerns of the Village Planner, Village Engineer and all reviewing, objecting and approving bodies, which may include but not limited to the State of Wisconsin Department of Safety and Professional Services per ch. 236, Wisconsin Statutes and Ch. SPS 385, Wisconsin Administrative Code; the State of Wisconsin Department of Transportation per ch. Trans. 236, Wisconsin Statutes, and Washington County; in regard to the Final Plat, and obtaining all necessary permits and approvals, and satisfaction of applicable requirements of State, federal and Village Codes, statutes lawful orders, prior to commencing recording of the Final Plat, whichever is earlier.
2. Professional Fees: Petitioner shall, on demand, reimburse the Village of all costs and expenses of any type that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. Payment of Charges: Any unpaid bills owned to the Village by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permits fees or any other fees owned to the Village shall be placed upon the tax roll for the Subject Property if not paid within 30 days of billing by the Village, pursuant to Section 66.0627, Wis. Stats. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of the conditional approval.

APPROVED FOR SUBMITTAL BY:

Village Staff Member_____
Village AdministratorVILLAGE CLERK USE ONLY
BOARD ACTION TAKENResolution No. _____
Ordinance No. _____
Approved _____
Other _____Continued To: _____
Referred To: _____
Denied _____
File No. _____

RECEIVED
AUG 17 2020
VILLAGE OF RICHFIELD

4128 Hubertus Rd Hubertus, WI 53033 Village Hall - 262.628.2260 Fax - 262.628.2984		BUSINESS PLAN OF OPERATION APPLICATION VILLAGE OF RICHFIELD		Permit No. Parcel/Tax Key No.	
NAME OF PROPOSED BUSINESS:				SUITE #:	
Owner's/Operator's Name: (Please print) Saint Augustine School, Inc.		Mailing Address City State Zip 1810 Hwy CC Hartford, WI 53921		Phone #:	
Tenant's Name: (Please Print)		Email Address timzig@zigregos.com		Other	
Mailing Address City State Zip		Phone #:		Other	
DESCRIPTION OF BUSINESS OPERATION: Private school grades K thru 12					
TYPE OF BUSINESS: Please check the appropriate box for type: <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> Warehouse/Storage <input type="checkbox"/> Industrial </div> <div> <input type="checkbox"/> Wholesale <input type="checkbox"/> Institutional <input checked="" type="checkbox"/> Other: School </div> </div>				Description:	
NEW USE: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		EXPANSION OF EXISTING USE: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		OTHER:	
HOURS OF OPERATION: Mon-Fri: 7AM-4PM (Sat, Sun) occasionally				DAYS OF OPERATION: Mon Tue Wed Thu Fri Sat Sun	
MAXIMUM # OF EMPLOYEES: 10-15 (plus students)		# of Full Time: 8-12 # of Part Time: 2-4		CURRENT ZONING:	
EXPECTED CUSTOMERS PER DAY: School 75 current students		NUMBER OF TRUCKS PER DAY: N/A NUMBER OF AUTOS PER DAY: 20-30			
PARKING # of Available Parking/Parking Lot Spaces: _____ # of Loading Spaces: _____ Overnight Parking Yes No (No) Where: _____				STORAGE Storage Yes No Types of Storage: No outside storage	
SPECIAL EQUIPMENT/FACILITIES/REQUIREMENTS Yes No If so, What?					
Applicant's Signature: 		Applicant's Name (Printed): Tim Zigregos		Date Signed: 7/14/20	
Property Owner's Signature:		Property Owner's Name (Printed):		Date Signed:	
APPROVAL CONDITIONS		Applicant is responsible to obtain any licenses, permits, certificates or other documents from other agencies of Village Departments. For example: Cigarette and Alcoholic Beverage Licenses must be obtained from the Village Clerk and Building Permits from the Building Inspector. Also, Occupancy of the premises requires approval of this application.			
FOR VILLAGE STAFF ONLY					
Date Submitted for Review: _____					
Approved by Village Staff: _____					
SPECIAL REQUIREMENTS/COMMENTS: _____					
Date: _____					

Project Description:

Platt School

Type of Building Materials: (Bring Samples to Meeting)

Red/Brown Bricks and Metal siding

Building Colors:

Red/Brown Brick - Beige metal siding

Property Owner Affidavit

I (we) attest that I am (we are) the owner(s) of the property which is the subject of this application in the Village of Richfield, Washington County, Wisconsin, and that all the information attached to or provided in support of said application, including sketches, data, and any other documents and materials, are honest and true to the best of my (our) knowledge.

Further, I (we) as owner(s) acknowledge and accept the responsibility for any and all fees charged or costs incurred by the Village of Richfield to carry out the processing and review of this application; I (we) further acknowledge and understand that I (we) will be required to start an escrow account to which all processing and review costs will be charged; I (we) further acknowledge that in the event that the initial fee is not sufficient to cover all the costs associated with processing and reviewing the application I (we) will be required to provide the Village of Richfield an additional deposit; I (we) further acknowledge that the balance of any remaining fees shall be refunded within a reasonable amount of time after this application has been processed or withdrawn;

Further I (we) as owner(s) of the subject property authorize and direct the authorized agent(s) identified above to act as my (our) representative(s) in any matter regarding this application, which may include the payment of filing fees on my (our) behalf;

Further I (we) as owner(s) of the property subject of this application and authorized agent(s) understand that this application and all required forms and information must be accurately completed, as determined by the Planning and Zoning Administrator for the Village of Richfield, before a meeting and/or public hearing (if required) can be scheduled.

JOHN E LOOSEN

Print Name of Owner(s)

Signature of Owner(s)

John E. Loosen - Monchesproperty LLC

Name of Agent(s)

EMILY BARBER
Notary Public
State of Wisconsin

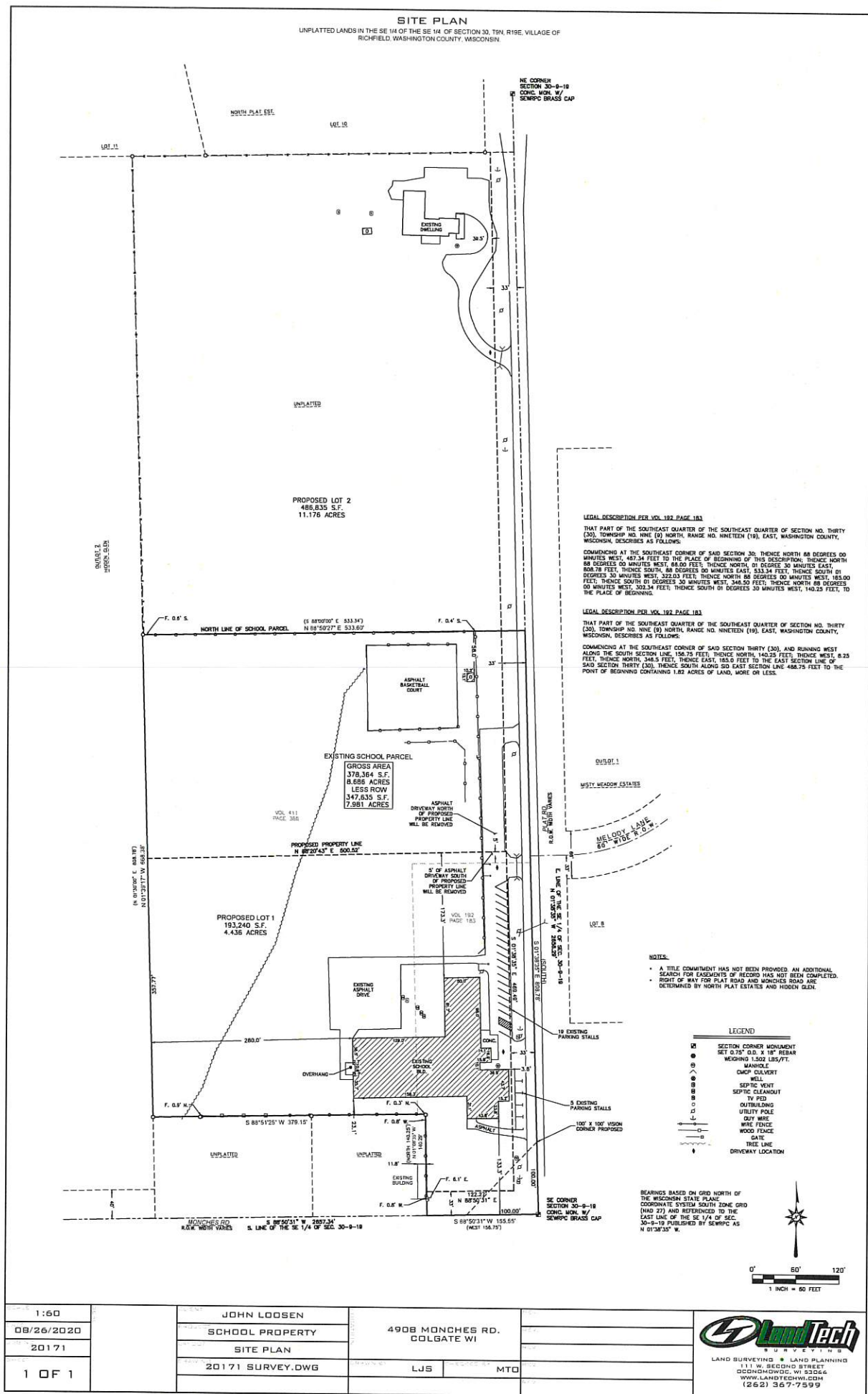
The foregoing instrument was sworn to and acknowledged before me

this 18 day of August, 2020

Notary Signature

Print Notary Signature

Commission Expires



August 27, 2020

Mr. James Healy, Village Administrator
Village of Richfield
4128 Hubertus Road
Hubertus, Wisconsin 53033

RE: Monches Properties LLC CSM

Dear Mr. Healy:

We have completed our review of the above referenced CSM received on August 29, 2020. The CSM was prepared by LandTech Surveying, Matthew T. O'Rourke P.L.S. It is our understanding that the proposed Land Division is being proposed under section 330 of the Village Code.

We have the following comments and recommendations:

Sheet 1:

- Add setback information per Village code 330-34(a)(2).
- Add "and NE ¼ of the SE ¼" to the header according to vicinity map.
- Add adjacent R.O.W. width on Plat Road.
- Reserve a 2"x3" area somewhere on sheet, typically upper right corner for Register of Deeds recordation.
- 40' Right of Way dedication was shown on the preliminary CSM, this version shows 33'. Does 33' conform to the Villages Comprehensive use Plan?
- Provide a permissive use agreement for the driveway near the house, parking area near the school, and the school building if the Right of Way should be 40'.
- Add a vision triangle to the Plat and Monches intersection.
- Verify section and 1/4 , 1/4 information.
- Add a note stating "Various buildings and other improvements existed on Lot 1 and Lot 2 on the date of the survey which may or may not comply with the Village's zoning regulations in effect on the date the Village Board approved this certified survey map. Approval of this certified survey map does not waive any zoning requirement. Therefore, all buildings, improvements, and uses are subject to applicable zoning regulations that are in effect."

Sheet 2:

- Add "and NE ¼ of the SE ¼" to the header according to vicinity map.
- Add "and NE ¼ of the SE ¼" to the description of the Surveyors Certificate.

Sheet 3:

- Add "and NE ¼ of the SE ¼" to the header according to vicinity map.

Sheet 4:

- Add "and NE ¼ of the SE ¼" to the header according to vicinity map.

Submitted data has been reviewed for conformance with generally accepted surveying practices and Village policies. Although this data has been reviewed, the surveyor is responsible for the thoroughness and accuracy of survey and supplemental data and for compliance with all state and local codes, ordinances, and procedures. Modification to the survey, etc., may be required should errors or changed conditions be found at a future date.

Please contact me at our Cedarburg office (phone 262-204-2341) if you require any additional information or if you have any questions.

Sincerely,

CEDAR CORPORATION



Ron Dalton, P.E.

Director/Office Manager

RD/MJR

Enclosure(s): As Noted

Cc: Matthew O'Rourke, LandTech Surveying, w/encl., via email

CEDAR CORPORATION



Mitchell Reimer, P.L.S.

Professional Land Surveyor

Add "and Part of the NE 1/4 of
the SE 1/4"

WASHINGTON CO. CERTIFIED SURVEY MAP NO. _____
UNPLATTED LANDS BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, T9N, R19E, VILLAGE OF
RICHFIELD, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A DIVISION OF UNPLATTED LAND BEING PART OF THE SE 1/4 IF THE SE 1/4 OF SECTION 30, TOWN 9 NORTH RANGE 19 EAST, VILLAGE OF RICHFIELD, WASHINGTON COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30, TOWN 9 NORTH, RANGE 19 EAST ALSO BEING THE POINT OF BEGINNING; THENCE S 88°50'31" W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, 155.55 FEET; THENCE N 01°08'35" W, 140.29 FEET; THENCE S 88°51'25" W, 379.15 FEET, TO THE EAST LINE OF OUTLOT 2 OF HIDDEN GLEN SUBDIVISION; THENCE N 01°39'17" W, ALONG THE EAST LINE OF OUTLOT 2 OF HIDDEN GLEN SUBDIVISION, 1332.27 FEET TO THE SOUTH LINE OF LOT 11 OF NORTH PLAT ESTATES SUBDIVISION; THENCE N 88°48'45" E, ALONG THE SOUTH LINE OF LOT 11 AND 10 OF NORTH PLAT ESTATES SUBDIVISION, 533.74 FEET TO THE CENTERLINE OF PLAT ROAD ALSO BEING THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE S 01°38'35" E, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, 1472.93 FEET TO THE POINT OF BEGINNING.

LANDS AS DESCRIBED HAVING AN AREA OF 732,720 SQUARE FEET OR 16.821 ACRES.
DEDICATING FOR ROADWAY PURPOSES FOR PLAT ROAD AND MONCHES ROAD AS DEPICTED HEREON.

THAT I HAVE MADE SAID SURVEY BY THE DIRECTION OF THE JOHN E. AND ALLISON M. LOOSEN AND MONCHES PROPERTIES LLC, OWNERS OF SAID LANDS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF S. 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION CONTROL ORDINANCE OF VILLAGE OF RICHFIELD IN SURVEYING, DIVIDING, DEDICATING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 20____.

MATTHEW T. O'ROURKE, S-2771

LEGEND

■	SECTION CORNER MONUMENT
○	FOUND 1" IRON PIPE OR NOTED
●	SET 0.75" O.D. X 18" REBAR
	WEIGHING 1.502 LBS/FT.
⊙	WELL
⊗	SEPTIC VENT
⊕	SEPTIC CLEANOUT
—○—	CHAINLINK FENCE
○	OUTBUILDING
H	HOUSE
◆	DRIVEWAY LOCATION
—□—	WOOD FENCE

Add "and Part of the NE 1/4 of
the SE 1/4"

WASHINGTON CO. CERTIFIED SURVEY MAP NO. _____
UNPLATTED LANDS BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, T9N, R19E, VILLAGE OF _____
RICHFIELD, WASHINGTON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

AS OWNERS WE JOHN E. AND ALLISON M LOOSEN HEREBY CERTIFY THAT WE CAUSED SAID LANDS TO BE
SURVEYED, DIVIDED, DEDICATED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS
REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF RICHFIELD
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

JOHN E. LOOSEN

ALLISON M. LOOSEN

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED JOHN E.
LOOSEN AND ALLISON M. LOOSEN, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____, COUNTY, WI

PRINT NAME, _____

MY COMMISSION EXPIRES. _____

CORPORATE OWNER'S CERTIFICATE:

AS OWNER MONCHES PROPERTIES LLC CERTIFY THAT WE CAUSED SAID LANDS TO BE SURVEYED, DIVIDED,
DEDICATED AND MAPPED AS SHOWN ON THIS MAP. WE ALSO CERTIFY THAT THIS CSM IS REQUIRED TO BE
SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF RICHFIELD
WITNESS THE HAND AND SEAL OF SAID OWNERS:

THIS _____ DAY OF _____, 20_____.

ALLISON M. LOOSEN- MONCHES PROPERTIES LLC

STATE OF WISCONSIN)SS
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20_____, THE ABOVE NAMED
MONCHES PROPERTIES LLC, ALLISON M. LOOSEN, TO ME KNOWN TO BE THE SAME PERSON(S) WHO EXECUTED
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, _____, COUNTY, WI

PRINT NAME, _____

MY COMMISSION EXPIRES. _____

Add "and Part of the NE 1/4 of
the SE 1/4"

WASHINGTON CO. CERTIFIED SURVEY MAP NO. _____
UNPLATTED LANDS BEING PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, T9N, R19E, VILLAGE OF _____
RICHFIELD, WASHINGTON COUNTY, WISCONSIN.

VILLAGE OF RICHFIELD BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF RICHFIELD BOARD, THIS

_____ DAY OF _____, 20_____.

JOHN JEFFORDS, VILLAGE PRESIDENT

DONNA COX, DEPUTY CLERK



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: September 10, 2020

SUBJECT: Extraterritorial Two-Lot CSM Review, Town of Lisbon (Tax Keys: LSBT_0156018),
Kathleen T. Savorias, petitioner
DATE SUBMITTED: September 3, 2020
SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF THE TWO-LOT EXTRATERRITORIAL CSM IN THE TOWN OF LISBON?

ISSUE SUMMARY:

The property in question is located at W244 N8883 Cordell Lane in the Town of Lisbon. The property is considered a lot of record, with an existing home and pole barn. The property is located one-half mile south of CTH Q, in the subdivision east of Hillside Road. Because the proposed land division is within 1.5 miles of our municipal boundary, the Village has extraterritorial review authority. Lot 1 is a 1.351-ac (63,922sqft) property which has an A-5, Mini Farm District. Lot 2 is a 7.492-ac (326,357sqft) property also with the same zoning. The purpose of this Two-Lot CSM is to subdivide the property to create a new parcel and monument the property boundary lines. Waukesha County is currently in process of reviewing the proposed CSM and the Town of Lisbon has yet to take up the proposal. However, from speaking with the petitioner, Waukesha County has provided initial commentary and the Town is scheduled to take this matter up in the coming weeks.

The proposed CSM has been prepared by Mr. John Stigler, the former Town of Lisbon contracted engineer with Jahnke & Jahnke of Brookfield. It is assumed that these parcels conform with local zoning restrictions and lot design standards. However, the circle driveway servicing Lot 2 encroaches onto Lot 1 and it is very likely that if the Town of Lisbon has a setback requirement, that it does not meet the same. We will raise the issue with the Town's consultant planner.

The Village of Richfield's adopted Comprehensive Plan addresses the Village's legal right to object to extraterritorial plat reviews which include CSMs and subdivision plats, but historically the Village has not exercised this power.

FUTURE IMPACT AND ANALYSIS:

REVIEWED BY: _____

Village Deputy Clerk

Forward to Village Board: Yes
Additional Approvals Needed: Yes
Signatures Required: Yes

ATTACHMENTS:

1. CSM prepared by John Stigler dated August 18, 2020

STAFF RECOMMENDATION:

Motion to recommend approval to the Village Board of the petitioned extraterritorial Two-Lot Certified Survey Map for Ms. Kathy Savorias, for property located at W244 N8883 Cordell Lane (Tax Keys: LBST_0156018) in the Town of Lisbon subject to the following Specific Conditions of Approval:

1. The applicant receive approval from Waukesha County and the Town of Lisbon
2. Signature block for the Village Board be added to say "Jim Healy, Village Clerk" and "John Jeffords, Village President"

APPROVED FOR SUBMITTAL BY:

Village Staff Member

Village Administrator

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

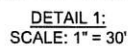
Resolution No. _____
Ordinance No. _____
Approved _____
Other _____

Continued To: _____
Referred To: _____
Denied _____
File No. _____

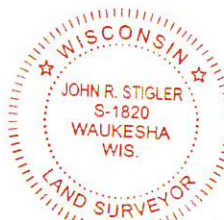
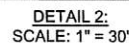
Lot-1 of Hawk's Heights East, a recorded Subdivision and part of the Southeast Quarter (SE 1/4) of the Southwest Quarter SW (1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East,
Town of Lisbon, Waukesha County, Wisconsin



Lot-1 of Hawk's Heights East, a recorded Subdivision and part of the Southeast Quarter (SE 1/4) of the Southwest Quarter SW (1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East,
Town of Lisbon, Waukesha County, Wisconsin



CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
C1	115.74'	847.29'	115.65'	S04° 38' 58"W	7° 49' 36"
C2	124.68'	781.29'	124.55'	S05° 59' 27"W	9° 08' 31"
C3	97.41'	781.29'	97.34'	N04° 59' 28"E	7° 08' 36"
C4	27.27'	781.29'	27.27'	S09° 33' 41"W	2° 00' 00"



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
DATED this 18th DAY of AUGUST, 2020

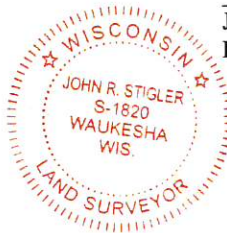
CERTIFIED SURVEY MAP NO. _____ Sheet 3 of 5
Lot-1 of Hawk's Heights East, a recorded Subdivision and part of the Southeast Quarter (SE 1/4) of the
Southwest Quarter SW (1/4) and the Southwest Quarter (SW 1/4) of the Southeast
Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East,
Town of Lisbon, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Being part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East, Town of Lisbon, Waukesha County, Wisconsin bounded and described as follows; Commencing at the Southwest corner of the Southeast Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East being marked by a concrete monument with a brass cap; thence North 00°44'10" East along the West line of said Southeast Quarter (SE 1/4) 460.64 feet to the Southwest corner of Lot-1 of Hawk's Heights East, a recorded subdivision and the place of beginning of the land herein described; thence continuing North 00°44'10" East along said West line, 72.36 feet; thence North 89°54'50" West 500.00 feet; thence North 00°44'10" East 345.19 feet; thence South 89°54'50" East 865.91 feet; thence South 00°44'10" West 235.31 feet; thence Southerly 115.74 feet along the Easterly right of way line extended of Cordell Lane and the arc of a curve of radius 847.29 feet, center lies to the West, chord bears South 04°38'58" West 115.65 feet; thence North 81°26'14" West 66.00 feet; thence Southerly along the Westerly right-of-way line of Cordell Lane and the arc of a curve of radius 781.29 feet, center lies to the West, chord bears South 09°33'41" West 27.27 feet; thence South 10°33'46" West 101.50 feet; thence North 79°26'14" West 275.14 feet to the place of beginning. Containing a net area of 326,357 square feet or 7.492 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the Village of Sussex in surveying, dividing and mapping the same.



John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 18th day of AUGUST, 2020

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 18th day of AUGUST, 2020.

My commission expires July 5, 2023

Peter A. Muehl
PETER A. MUEHL – NOTARY PUBLIC



OWNER: KATHLEEN T. SAVORIAS

Instrument drafted by John R. Stigler

P.S. Lisbon 1074

CERTIFIED SURVEY MAP NO. _____ Sheet 4 of 5
Lot-1 of Hawk's Heights East, a recorded Subdivision and part of the Southeast Quarter (SE 1/4) of the
Southwest Quarter SW (1/4) and the Southwest Quarter (SW 1/4) of the Southeast
Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East,
Town of Lisbon, Waukesha County, Wisconsin

OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described on this map to be surveyed, divided, mapped and
dedicated as represented on this map. I also certify that this Certified Survey Map is required to be submitted to
the following for approval: Village of Sussex & Town of Lisbon

KATHLEEN T. SAVORIAS - OWNER

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 2020, the above named KATHLEEN
T. SAVORIAS, to me known to be the persons who executed the foregoing instrument and acknowledged the
same.

My commission expires _____

NOTARY PUBLIC -

VILLAGE PLAN COMMISSION EXTRA TERRITORIAL APPROVAL:

Approved by the Plan Commission, Village of Sussex, this _____ day of _____, 2020.

ANTHONY LEDONNE – VILLAGE PRESIDENT

SAM LIEBERT – VILLAGE CLERK-TREASURER

VILLAGE BOARD EXTRA TERRITORIAL APPROVAL:

Approved by the Village Board, Village of Sussex, this _____ day of _____, 2020.

ANTHONY LEDONNE – VILLAGE PRESIDENT

SAM LIEBERT – VILLAGE CLERK-TREASURE



John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated the 18th day of AUGUST, 2020

OWNER: KATHLEEN T. SAVORIAS

Instrument drafted by John R. Stigler

P.S. Lisbon 1074

CERTIFIED SURVEY MAP NO. _____ Sheet 5 of 5
Lot-1 of Hawk's Heights East, a recorded Subdivision and part of the Southeast Quarter (SE 1/4) of the
Southwest Quarter SW (1/4) and the Southwest Quarter (SW 1/4) of the Southeast
Quarter (SE 1/4) of Section 3, Town 8 North, Range 19 East,
Town of Lisbon, Waukesha County, Wisconsin

TOWN PLAN COMMISSION:

Approved by the Plan Commission, Town of Lisbon, this _____ day of _____, 2020.

JOSEPH OSTERMAN- TOWN CHAIRMAN

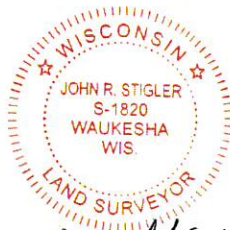
STEVEN BRAATZ, JR. - INTERIM TOWN CLERK-TREASURER

TOWN BOARD APPROVAL:

Approved by the Town Board, Town of Lisbon, this _____ day of _____, 2020.

JOSEPH OSTERMAN- TOWN CHAIRMAN

STEVEN BRAATZ, JR. - INTERIM TOWN CLERK-TREASURER



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated the 18TH day of AUGUST, 2020

OWNER: KATHLEEN T. SAVORIAS

Instrument drafted by John R. Stigler

P.S. Lisbon 1074



VILLAGE OF RICHFIELD

PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: September 10, 2020

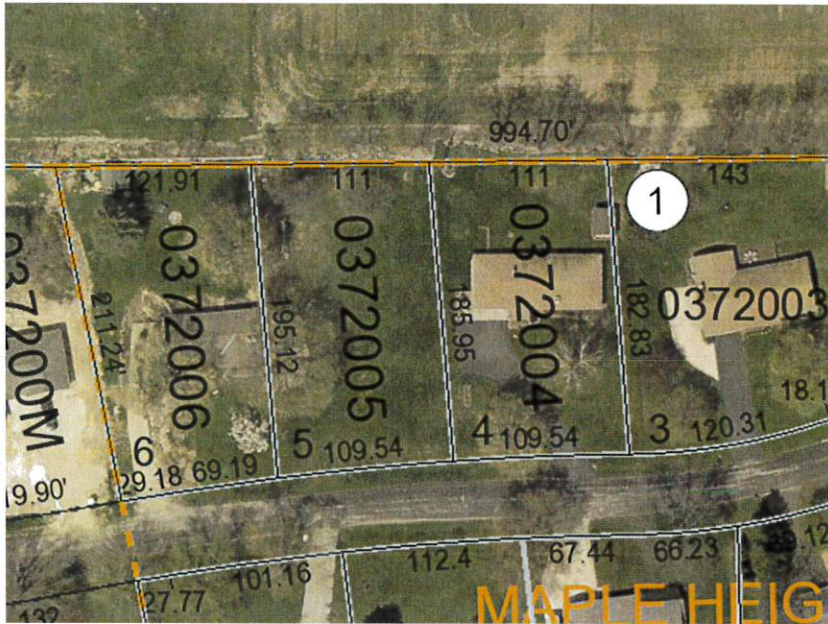
SUBJECT: One-Lot CSM Review, 2938 Maple Terrace (Tax Key: V10_0372004 and V10_0372005), Larry J Schreiner, Gail M Schreiner, petitioners

DATE SUBMITTED: September 3, 2020

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTION: DOES THE PLAN COMMISSION WISH TO RECOMMEND APPROVAL TO THE VILLAGE BOARD OF THE PROPOSED ONE-LOT CSM?

ISSUE SUMMARY:



The proposed CSM before you tonight is to combine two (2) residentially zoned properties in the Maple Heights Subdivision into a single parcel. These subject properties are zoned Rs-3, Single Family Residential District and it is controlled by Sect. 70.195 of the Village Code. Pursuant to Sect. 70.195(A), the Rs-3 District was intended for parcels smaller than 1.5-acres (65,000sqft) and is limited to those parcels which were "lots of record" back when this Section of the Code was created. Combination of these parcels creates a proposed Lot 1 that is 0.951-acres (41,419sqft). The purpose of the proposed CSM is so that property owner can construct a detached accessory structure garage on the adjacent and long vacant parcel to his west.

The Village Engineer reviewed the proposed CSM and his review yielded a handful of administrative and non-substantive comments regarding the legal descriptions, formalities regarding Wisconsin State Statute Chapter 236 and some typographical errors. His commentary is attached herein for your convenience. Staff was not

able to locate the Final Plat for the Maple Heights Subdivision, but an earlier Preliminary Plat was found which did not show any utility easement to the north of the subject properties. The Village Engineer had asked for the utility easement line to be shown on the face of the CSM if it were available. The only other requested change by the Village Engineer dealt with the "signature block" for the Village Board. The CSM was prepared by Rich Simon of Cornerstone Land Surveying LLC.

FUTURE IMPACT AND ANALYSIS:

Forward to Village Board: Yes
Additional Approvals Needed: Yes
Signatures Required: Yes

REVIEWED BY:

Village Deputy Clerk

ATTACHMENTS:

1. Letter dated August 27, 2020 from Village Engineer Ron Dalton



VILLAGE OF RICHFIELD

PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: September 10, 2020

SUBJECT: One-Lot CSM Review, 2938 Maple Terrace (Tax Key: V10_0372004 and V10_0372005), Larry J Schreiner, Gail M Schreiner, petitioners

DATE SUBMITTED: September 3, 2020

SUBMITTED BY: Jim Healy, Village Administrator

STAFF RECOMMENDATION:

Motion to recommend to the Village Board the approval of the proposed One-Lot CSM for property located at 2938 Maple Terrace (Tax Keys: V10_0372004 & V10_0372005), owned by Mrs. and Mrs. Larry J. Schreiner, subject to the following Specific and General Conditions of Approval:

Specific Conditions of Approval:

1. The applicant address, to the satisfaction of the Village Engineer, comments from his letter dated August 27, 2020.

General Conditions of Approval:

1. Staff and Governmental Approval: Subject to the developer satisfying all comments, conditions and concerns of the Village Planner, Village Engineer and all reviewing, objecting and approving bodies, which may include but not limited to the State of Wisconsin Department of Safety and Professional Services per ch. 236, Wisconsin Statutes and Ch. SPS 385, Wisconsin Administrative Code; the State of Wisconsin Department of Transportation per ch. Trans. 236, Wisconsin Statutes, and Washington County; in regard to the Final Plat, and obtaining all necessary permits and approvals, and satisfaction of applicable requirements of State, federal and Village Codes, statutes lawful orders, prior to commencing recording of the Final Plat, whichever is earlier.
2. Professional Fees: Petitioner shall, on demand, reimburse the Village of all costs and expenses of any type that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. Payment of Charges: Any unpaid bills owned to the Village by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permits fees or any other fees owned to the Village shall be placed upon the tax roll for the Subject Property if not paid within 30 days of billing by the Village, pursuant to Section 66.0627, Wis. Stats. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of the conditional approval.

APPROVED FOR SUBMITTAL BY:

Village Staff Member_____
Village AdministratorVILLAGE CLERK USE ONLY
BOARD ACTION TAKENResolution No. _____
Ordinance No. _____
Approved _____
Other _____Continued To: _____
Referred To: _____
Denied _____
File No. _____



engineering | architecture | environmental | surveying
landscape architecture | planning | economic development

W61 N497 Washington Avenue
Cedarburg, WI 53012
262-204-2360
800-472-7372
FAX 262-375-2688
www.cedarcorp.com

August 27, 2020

Mr. James Healy, Village Administrator
Village of Richfield
4128 Hubertus Road
Hubertus, Wisconsin 53033

RE: Maple Heights Certified Survey Map (CSM) Review

Dear Mr. Healy:

We have completed our review of the above referenced CSM received on August 20, 2020. The CSM was prepared by Cornerstone Land Surveying, Richard Simon P.L.S. It is our understanding that the proposed Land Division is being proposed under section 330 of the Village Code.

We have the following comments and recommendations:

Sheet 1:

- Change all green hatch to non-fading black image per s.236.34(1m)(c)
- Underline with dashed or dotted lines for road names per s.236.20(3)d
- Show easement line if applicable from subdivision plat
- Show curve chord as dashed line per 236.20(2)(k)
- Setback information per Village of Richfield Code 330-34(2)
- Show opposing Right of Way Line width and centerline Maple Terrace per s.236.20(2)f/h

Sheet 2:

- Add correct president and clerk information under the Village approval certificate

Submitted data has been reviewed for conformance with generally accepted surveying practices and Village policies. Although this data has been reviewed, the surveyor is responsible for the thoroughness and accuracy of survey and supplemental data and for compliance with all state and local codes, ordinances, and procedures. Modification to the survey, etc., may be required should errors or changed conditions be found at a future date.

Please contact me at our Cedarburg office (phone 262-204-2341) if you require any additional information or if you have any questions.

Sincerely,

CEDAR CORPORATION

Ron Dalton, P.E.
Director/Office Manager
RD/MJR

Enclosure(s): As Noted

Cc: Richard Simon, Cornerstone Land Surveying LLC, w/encl., via email

CEDAR CORPORATION

Mitchell Reimer, P.L.S.
Professional Land Surveyor

Cedarburg

| Green Bay

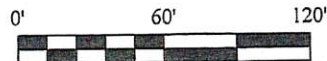
| Madison

| Menomonie

Certified Survey Map No. _____

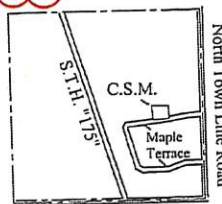
A Redivision of Lots 4 & 5, Block 1 Maple Heights Subdivision, being part of the Southeast 1/4 of the Southeast 1/4 of Section 13, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin.

Scale 1" = 60'



Which 1/4 SE or NE?

Location Map
Northeast 1/4 of Section 13-9-19



Surveyor:

Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rich@cornerstonelandsurvey.com
(262) 424-5630

Owners:

Larry J. Schreiner
Gail M. Schreiner
2938 Maple Terrace
Germantown, WI 53022

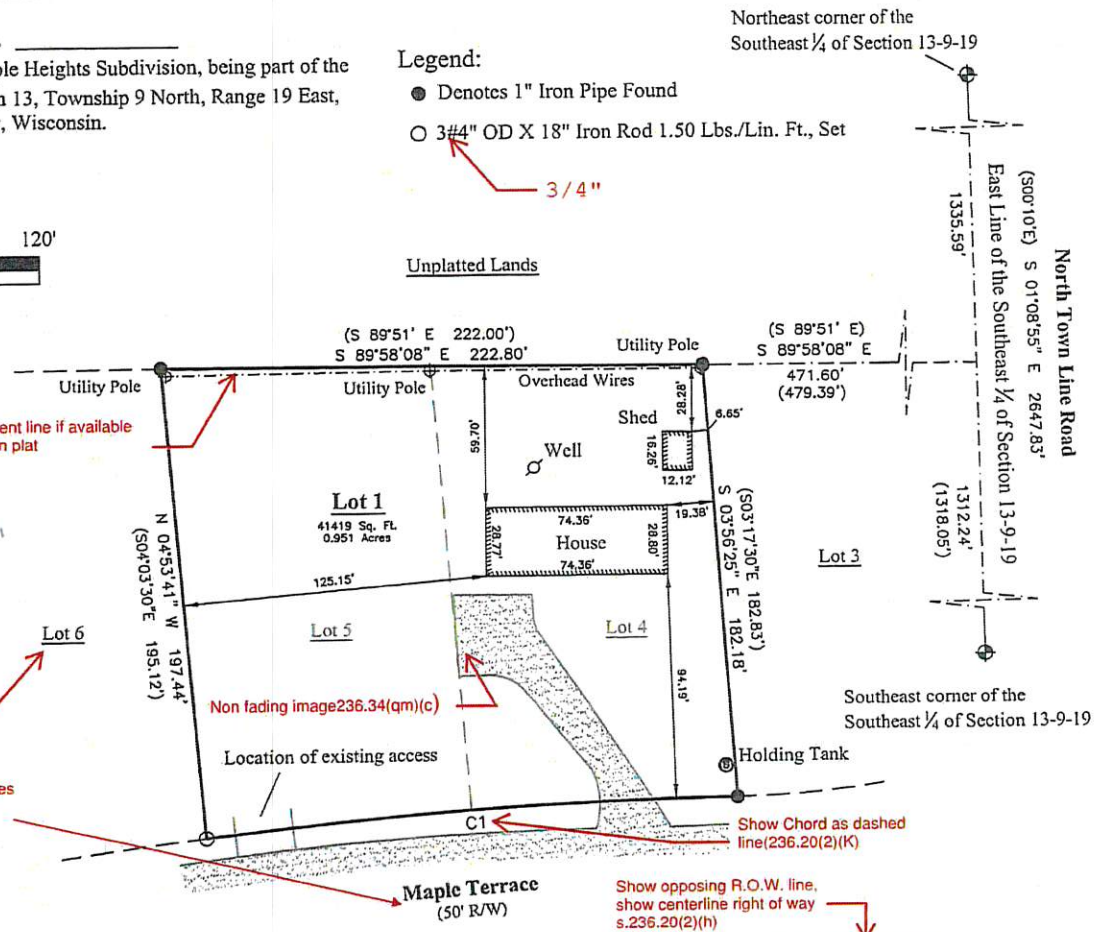
Show easement line if available
on Subdivision plat

Dashed or dotted lines
236.34(3)d

Legend:

- Denotes 1" Iron Pipe Found
- 3/4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set

Unplatted Lands



Notes:

- 1) Bearings or Distances in () are Recorded Measurements
- 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
- 3) Bearings are referenced to the East line of the Southeast 1/4 of Section 13-9-19, bearing N01°08'55"W per State Plane Coordinate System, South Zone. (NAD 1927)

Curve Data

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	219.09'	1982.02'	6°20'00"	N 86°06'44" E	218.98'

This Instrument drafted by Richard L Simon

Page 1 of 3

Certified Survey Map No. _____

A Redivision of Lots 4 & 5, Block 1 Maple Heights Subdivision, being part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin.

Surveyor's Certificate

I, Richard L. Simon, Professional Land Surveyor, hereby certify:

All of Lots 4 & 5, Block 1 Maple Heights Subdivision, being part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin.

Described as follows:

All of Lots 4 & 5, Block 1 Maple Heights Subdivision, being part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin.

Said parcel contains 0.951 Acres Gross

That I have made such survey, division, and map by the direction of Larry J. Schreiner and Gail M. Schreiner.

That this map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Richfield in surveying, dividing, and mapping the same.

Dated this 15th day of August, 2020

Richard L. Simon, P.L.S. #2698
Cornerstone Land Surveying
5080 Fairy Chasm Road
West Bend, WI 53095
262-424-5630

Village of Richfield Board Approval

This Certified Survey Map, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Richfield on this

____ day of _____, 2020.

John Jeffords

_____, Village President

Donna Cox, Deputy Clerk

_____, Village Clerk

Certified Survey Map No. _____

A Redivision of Lots 4 & 5, Block 1 Maple Heights Subdivision, being part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin.

Owner's Certificate

We, Larry J. Schreiner and Gail M. Schreiner do hereby certify that we caused the land described in the foregoing affidavit of Richard L. Simon, Surveyor, to be surveyed, divided and mapped as represented on this Certified Survey Map.

WITNESS the hand and seal of said Signer, this _____ day of _____,

Larry J. Schreiner

Gail M. Schreiner

State of Wisconsin) SS
_____ County)

Personally came before me this _____ day of _____, the above named, Larry J. Schreiner and Gail M. Schreiner to me, known to be the people who executed the foregoing instrument and acknowledge the same.

Notary Public

_____ County, State of Wisconsin

My commission expires: _____



VILLAGE OF RICHFIELD
PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: September 10, 2020

SUBJECT: Three-Lot CSM for Zion United Methodist Church located at 3402 Willow Creek Road
(Tax Key: V10_0990 & V10_099100M)

DATE SUBMITTED: September 3, 2020

SUBMITTED BY: Jim Healy, Village Administrator

POLICY QUESTIONS: DOES THE PLAN COMMISSION WISH TO RECOMMEND TO THE VILLAGE BOARD THE APPROVAL OF THE PROPOSED THREE-LOT AND ONE OUTLOT CSM FOR ZION UNITED METHODIST CHURCH?

ISSUE SUMMARY:

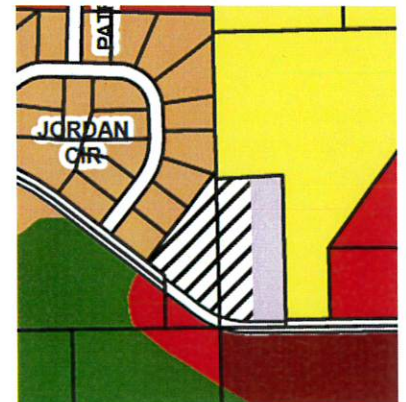


Several years ago, Zion United Methodist Church combined with a neighboring community's congregation (Emmanuel Community United Methodist Church of Menomonee Falls) and this building has been sitting vacant ever since. The Trustees for the church, Ms. Joy Zastrow-Mulcahy and Mr. Doug Mashman, have entered into an agreement to purchase with Mr. John Loosen for the church building and the pastoral building directly east of the church. The current property owners are proposing a Certified Survey Map (CSM) so that the cemetery currently on the property is carved out and the burial plots that have been previously purchased will be preserved for future use.

While a private matter, the sale proceeds from the church will go towards a trust for the continued maintenance of the cemetery. For the Village, this is a win-win because absent any individual or entity maintaining the grounds, if it were ever deemed to be abandoned, the Village would be required to take it over per Wisconsin State Statutes.

In speaking with Mr. Loosen, he intends to keep the property zoned I-1, Institutional District for now and is entertaining the idea of allow individuals to rent out the church for non-denominational religious ceremonies. If he determines that there is little interest for that type of continued use of the property, he has remarked that he will turn the 7,000sqft building into a single-family residence. He has no aspirations for this property to be utilized for commercial purposes other than the renting of the church building, itself. Once he takes ownership of the subject property, he will come before the Plan Commission for a review of his proposed use in the I-1, Institutional District.

In doing research and speaking with the Trustees of the estate, we were interested to see that the pastoral building had been combined with the parking lot parcel (V10_099100M) sometime in the early 1970s. From speaking with the Real Property Lister for Washington County, Mr. Brian Braithwaite, he surmised that the parcels were likely combined due to their "Tax Exempt Status" and for the ease and convenience of the property owners. This information was also substantiated by Trustee Zastrow-Mulcahy who, herself, is a surveyor by trade and has been before the Plan Commission for several other unrelated items during my tenure. Please refer to the attachments for additional context.





VILLAGE OF RICHFIELD

PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: September 10, 2020

SUBJECT: Three-Lot CSM for Zion United Methodist Church located at 3402 Willow Creek Road
(Tax Key: V10_0990 & V10_099100M)

DATE SUBMITTED: September 3, 2020

SUBMITTED BY: Jim Healy, Village Administrator

The situation is inherently unique, because you have burial plots laid out, lots and structures which are legal, non-conforming, shared utility easements, and a septic line which is tunneled underneath the Village's right-of-way on Willow Creek Road. Additionally, if you look closely, the proposed Lot 3 (pastoral house) is correctly shown on our Zoning Map as being Rs-2. But it also has Rs-1, Country Estates Zoning on the southside of Willow Creek Road where the septic system is located, which is also unusual in many respects. By definition this area is considered a "Lot", so the property owner technically has four (4) lots that they are reducing to three (3) lots and an unbuildable outlot. The ability to review and potentially approve this non-standard CSM is given to the Village by virtue of Section 330-11.1 of the Village Code entitled "Establishment of Substandard Lots". Given that the proposal is to go from four (4) lots to three (3) lots and an unbuildable outlot, the technical criteria is met with 330-11.1(A)(2) and (4).

Regarding the current lots, they have both legal non-conforming structures on each parcel because they do not comply with setback requirements for their respective districts. Pursuant to Sec. 70.194(G)(2), the pastoral house is suppose to have 30' on all sides of the property. While it has 30' on the west side, it is 19.43' on the east side. Additionally, the parcel is not 200' wide at the building setback line pursuant to Section 70.194(E)(2). It is 150' wide. For the church property (Tax Key: V10_0990), the building does not comply with the side or street yard setbacks. The survey has been reviewed by Village Engineer Ron Dalton. His commentary is in the attachments and the comments are shown in Red. Of particular importance is the following:

- 0.670-acres is being dedicated by the property owner to the Village of public right-of-way.
- The well from Lot 2 also services Lot 3. There should be some sort of a utility easement agreement or notation on the face of the CSM to reflect that fact per the Engineer's instruction.
- Outlot 1 should have a notation placed on the face of the CSM that the property is "not buildable".
- Contrary to the Village Engineer's suggestion, the Village and the petitioners would like the CSM to show the utility easement across Willow Creek Road as shown on page 3 of 4.
- Confirm with the engineer that the gravestones shown in front of the church do not have to have an easement agreement for access onto Lot 2.
- Confirm with the property owner for Lot 1 that they will be making a graveled lane for parking along Willow Creek Road.
- Will there be any sort of private parking arrangement between the property owner for Lot 1 and Lot 2?
- Language from 330-11.1(E) regarding Substandard structures be added on the face of the CSM.

Village Staff believes this constitutes an improved layout for a number of reasons. The first of which is the fact that the parking lot and the church property are now on the same piece of land. That was not the case before. Secondly, Washington County for decades had incorrectly jointed the pastoral home with the parking lot. This CSM returns the property back to how the legal descriptions [there are two (2) distinct legal descriptions] and the deeds for these properties were originally intended. Third, it is in the community's best interests that properties are well-maintained, especially cemeteries. The fact that a trust has been setup to ensure appropriate maintenance and upkeep on this property is of considerable importance to the Village long-term. Fourth, the Outlot will be labeled on the face of the CSM as being "no buildable" which in the future may address questions as to whether a 0.318-acre parcel that is zoned residentially can be built on. Fifth and while not a tremendous consideration, the former pastoral home effective January 1, 2021 will be a taxable property once again.

FUTURE IMPACT AND ANALYSIS:**REVIEWED BY:***Village Deputy Clerk*

Forward to Village Board: Yes
Additional Approvals Needed: Yes
Signatures Required: Yes

ATTACHMENTS

1. Letter dated August 27, 2020 from Village Engineer Ron Dalton RE: Zion Church Certified Survey Map (CSM) Review
2. Email dated August 14, 2020 from Trustee Zastrow-Mulcahy RE: Pastoral Lot for Zion United Methodist Church
3. Email dated September 4, 2020 from Mr. Brian Braithwaite, Washington County Real Property Lister RE: Pastoral Lot for Zion United Methodist Church



VILLAGE OF RICHFIELD

PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: September 10, 2020

SUBJECT: Three-Lot CSM for Zion United Methodist Church located at 3402 Willow Creek Road
(Tax Key: V10_0990 & V10_099100M)

DATE SUBMITTED: September 3, 2020

SUBMITTED BY: Jim Healy, Village Administrator

STAFF RECOMMENDATION:

Motion to recommend to the Village Board the approval of the proposed Three-Lot and One Outlot CSM for property located at 3402 Willow Creek Road (Tax Keys: V10_0990 and V10_099100M), owned by Zion Methodist Church of Colgate, subject to the following Specific and General Conditions of Approval:

Specific Conditions of Approval:

1. The applicant address, to the satisfaction of the Village Engineer, comments from his letter dated August 27, 2020.
2. The applicant address, to the satisfaction of the Village Planner, comments contained in the Plan Commission Communication Form dated September 10, 2020

General Conditions of Approval:

1. **Staff and Governmental Approval:** Subject to the developer satisfying all comments, conditions and concerns of the Village Planner, Village Engineer and all reviewing, objecting and approving bodies, which may include but not limited to the State of Wisconsin Department of Safety and Professional Services per ch. 236, Wisconsin Statutes and Ch. SPS 385, Wisconsin Administrative Code; the State of Wisconsin Department of Transportation per ch. Trans. 236, Wisconsin Statutes, and Washington County; in regard to the Final Plat, and obtaining all necessary permits and approvals, and satisfaction of applicable requirements of State, federal and Village Codes, statutes lawful orders, prior to commencing recording of the Final Plat, whichever is earlier.
2. **Professional Fees:** Petitioner shall, on demand, reimburse the Village of all costs and expenses of any type that the Village incurs in connection with this development, including the cost of professional services incurred by the Village (including engineering, legal, planning and other consulting fees) for the review and preparation of required documents or attendance at meetings or other related professional services for this application, as well as to enforce the conditions in this conditional approval due to a violation of these conditions.
3. **Payment of Charges:** Any unpaid bills owned to the Village by the subject property owner or his or her tenants, operators or occupants, for reimbursement of professional fees (as described above); or for personal property taxes; or for real property taxes; or for licenses, permits fees or any other fees owned to the Village shall be placed upon the tax roll for the Subject Property if not paid within 30 days of billing by the Village, pursuant to Section 66.0627, Wis. Stats. Such unpaid bills also constitute a breach of the requirements of this conditional approval that is subject to all remedies available to the Village, including possible cause for termination of the conditional approval.

APPROVED FOR SUBMITTAL BY:

Village Staff Member_____
Village AdministratorVILLAGE CLERK USE ONLY
BOARD ACTION TAKENResolution No. _____
Ordinance No. _____
Approved _____
Other _____Continued To: _____
Referred To: _____
Denied _____
File No. _____

August 27, 2020

Mr. James Healy, Village Administrator
Village of Richfield
4128 Hubertus Road
Hubertus, Wisconsin 53033

RE: Zion Church Certified Survey Map (CSM) Review

Dear Mr. Healy:

We have completed our review of the above referenced CSM received on August 24, 2020. The CSM was prepared by Cornerstone Land Surveying, Richard L. Simon P.L.S. It is our understanding that the proposed Land Division is being proposed under section 330 of the Village Code.

We have the following comments and recommendations:

Sheet 1:

- Change all green hatch to a non-fading black image per s.236.34(1m)(c).
- Clean up notation in hatched areas so notes are readable per s.236.34(1m)(c).
- Show entire road by easement width south of Willow Creek Road per s.236.20(2).
- Show ad-joiner information south of the South line of the Northwest ¼ of section 25 and west of Outlot 1.
- Underline with dashed or dotted lines for road names per s.236.20(3)d.
- Lot 3 is non-conforming to RS-2(current zoning) per Village of Richfield Code 70.194E(2).
- Setback information per Village of Richfield Code 330-34(2).
- Show access easement.

Sheet 2:

- Add square footage of gross parcel area to the Surveyors Certificate.
- Change all green hatch to a non-fading black image per s.236.34(1m)(c).
- Add correct Clerk information, remove Administrator information.

Sheet 3:

- Execute a "Permit to Construct, Maintain, Repair Utilities Within The Village of Richfield Right of Way". Instead of the 12' Sanitary Sewer Line Easement across Willow Creek road.
- Remove 12' Sanitary Easement Detail

Sheet 4:

- Change all green hatch to non fading black image per s.236.34(1m)(c).

Submitted data has been reviewed for conformance with generally accepted surveying practices and Village policies. Although this data has been reviewed, the surveyor is responsible for the thoroughness and accuracy of survey and supplemental data and for compliance with all state and local codes, ordinances, and procedures. Modification to the survey, etc., may be required should errors or changed conditions be found at a future date.

Please contact me at our Cedarburg office (phone 262-204-2341) if you require any additional information or if you have any questions.

Sincerely,

CEDAR CORPORATION



Ron Dalton, P.E.

Director/Office Manager

RD/MJR

CEDAR CORPORATION



Mitchell Reimer, P.L.S.

Professional Land Surveyor

Enclosure(s): As Noted

Cc: Richard Simon, Cornerstone Land Surveying, w/encl., via email

Certified Survey Map No. _____

Part of the Southeast $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26,
Township 9 North, Range 19 East, Village of Richfield, Washington County,
Wisconsin

Scale 1"=100'



Owners:

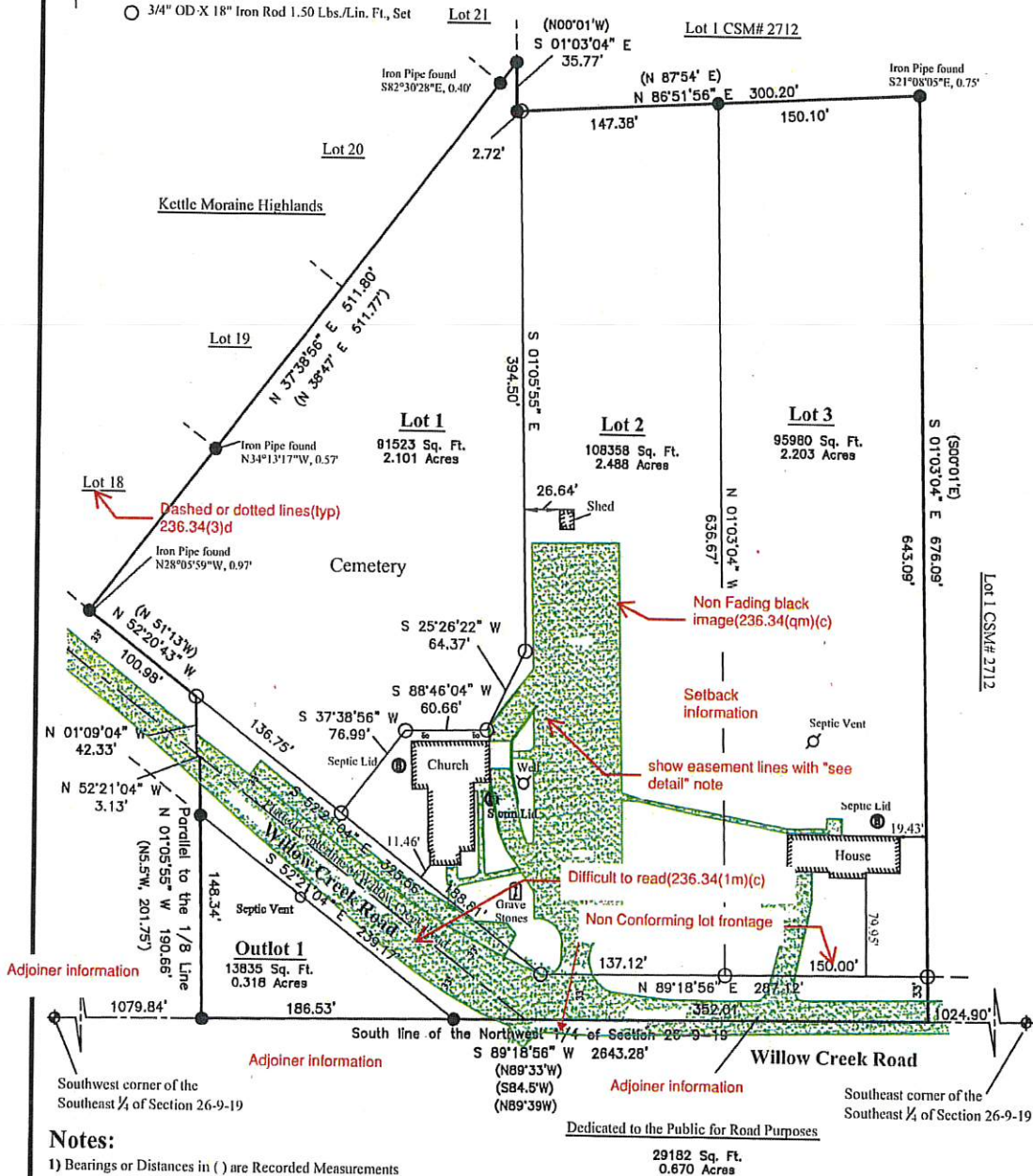
Board of Trustees of Emmanuel
Community United Methodist Church of
Menomonee Falls, Wisconsin
N84 W16707 Menomonee Avenue
Menomonee Falls, WI 53051

Surveyor:

Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rich@cornerstonelandsurvey.com
(262) 424-5630

Legend:

- Denotes 1" Iron Pipe Found
- 3/4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set



This Instrument drafted by Richard L. Simon

Page 1 of 4

Certified Survey Map No. _____

Part of the Southeast $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26,
Township 9 North, Range 19 East, Village of Richfield, Washington County,
Wisconsin

Surveyor's Certificate

I, Richard L Simon, Professional Land Surveyor, hereby certify:

That I have surveyed, divided, mapped, and dedicated the following described parcel,

Described as follows:

That part of the Southeast $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26, Township 9 North, Range 19 East, Village of Richfield, Washington County, Wisconsin, described as follows: Commencing at the Southeast corner of said Southeast $\frac{1}{4}$; thence S89°18'56"W along the South line of said Southeast $\frac{1}{4}$, 1024.90 feet to the point of beginning of this description; thence S89°18'56"W along said south line, 538.54 feet; thence N01°05'55"W, 190.66 feet to a point in the platted centerline of Willow Creek Road; thence N52°21'04"W along said centerline, 3.13 feet; thence N01°09'04"W, 42.33 feet to a point on the Northerly Right of Way of Willow Creek Road; thence N52°20'43"W along said Northerly Right of Way, 100.98 feet to a point being the Southeastern corner of Kettle Moraine Highlands Subdivision; thence N37°38'56"E along the Easterly line of said Kettle Moraine Highlands, 511.80 feet to a point on a Westerly line of Certified Survey Map No. 2712; thence S01°03'04"E along said Westerly line, 35.77 feet; thence N86°51'56"E along southerly line of Certified Survey Map No. 2712, 300.20 feet; thence S01°03'04"E along a Westerly line of said Certified Survey Map No. 2712, 676.09 feet to the point of beginning of this description.

Said parcel contains 7.780 Acres Gross

That I have made such survey, division, dedication, and map by the direction of GARY MORGAN, Chairperson/President of the Board of Trustees of Emmanuel Community United Methodist Church of Menomonee Falls, Wisconsin .

That this map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Richfield in surveying, dividing, dedicating, and mapping the same.

Dated this 18th day of August, 2020

Revised this 22nd day of August, 2020

Richard L Simon, P.L.S. #2698
Cornerstone Land Surveying
5080 Fairy Chasm Road
West Bend, WI 53095
262-424-5630

Village of Richfield Board Approval

This Certified Survey Map, having been approved by the Planning Commission being the same, is hereby approved and road dedication hereby accepted by the Village Board of Trustees of the Village of Richfield on this

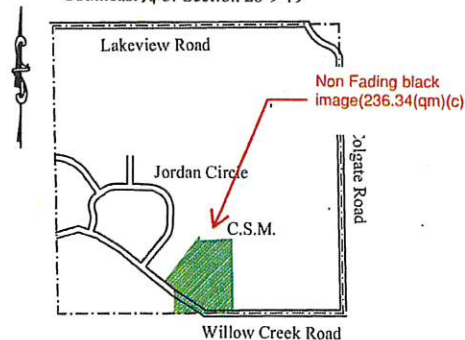
_____ day of _____, 2020.

John Jeffords Village President

Jim Healy Village Administrator / Clerk

Generally Clerk information,
Village Website shows Donna
Cox. Verify and change if
necessary

Location Map
Southeast $\frac{1}{4}$ of Section 26-9-19



Part of the Southeast ¼ and Southwest ¼ of the Southeast ¼ of Section 26,
Township 9 North, Range 19 East, Village of Richfield, Washington County,
Wisconsin

I, GARY MORGAN, as Chairperson/President of the Board of Trustees of Emmanuel Community United Methodist Church of Menomonee Falls, Wisconsin, which holds in trust for the Wisconsin Conference of the United Methodist Church, owner, the land described in the foregoing affidavit of Richard L. Simon, land surveyor, do hereby certify that I caused the said land to be surveyed, divided, mapped and dedicated as represented on this map.

I ALSO CERTIFY that this map is required by Section 236.34 of the Wisconsin Statutes and the Land Division Ordinances of the Village of Richfield.

____ day of _____, 2020.
Gary Morgan

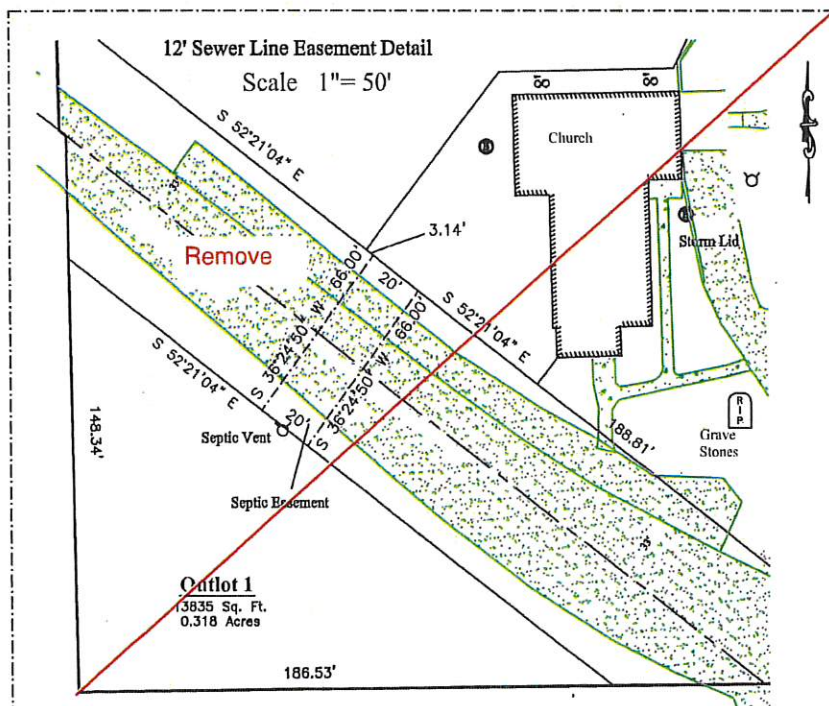
State of Wisconsin) SS
_____ County)

Personally came before me this _____ day of _____, _____, the above named, Gary Morgan to me, known to be the person who executed the foregoing instrument and acknowledge the same.

Notary Public

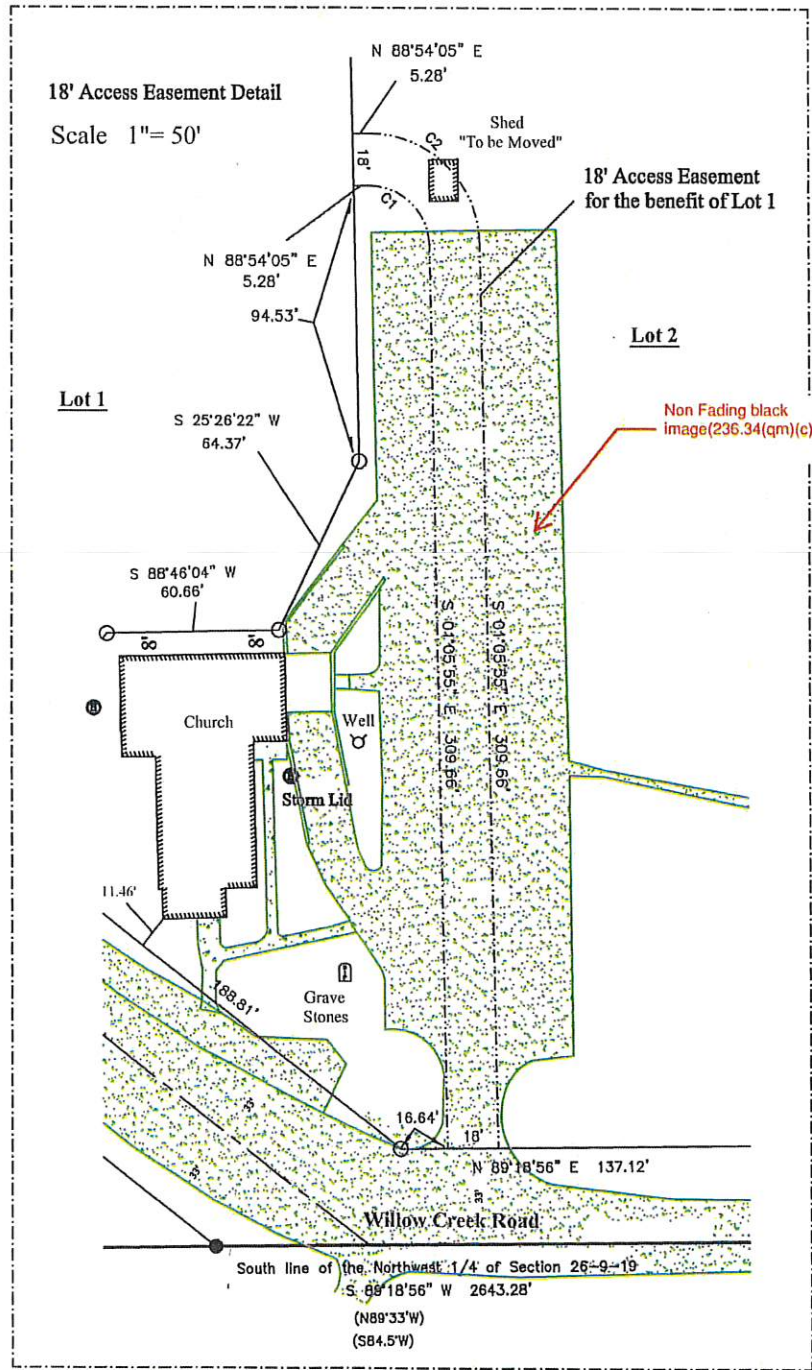
County, State of Wisconsin

My commission expires: _____



Certified Survey Map No. _____

Part of the Southeast $\frac{1}{4}$ and Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 26,
Township 9 North, Range 19 East, Village of Richfield, Washington County,
Wisconsin



Access Easement Curve Data

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	32.99'	21.00'	90°00'00"	N 46°05'55" W	29.70'
C2	61.26'	39.00'	90°00'00"	N 46°05'55" W	55.15'

Jim Healy

From: Brian Braithwaite <Brian.Braithwaite@washcowisco.gov>
Sent: Friday, September 4, 2020 10:12 AM
To: Jim Healy
Subject: Zion United Methodist Church Property V10-099100M

Jim,

To the best of my knowledge this parcel is the result of a combination of two pervious parcels, conveyed to the church in separate transactions. The reason for this combination or the exact date the combination occurred is unknown The combination predates my tenure as the Real Property Lister and possibly my predecessor.

Sincerely,

Brian Braithwaite



WASHINGTON
EST **COUNTY** 1838
WISCONSIN

    [@WashcoWisco](https://www.washcowisco.gov)
DISCOVER. CONNECT. PROSPER.

Brian Braithwaite

Real Property Lister

E: Brian.Braithwaite@washcowisco.gov

O: (262) 335-4370

Herbert J. Tennes Government Center
432 E. Washington St. Room 2084
West Bend, WI 53095-7986

The information in this email, and any attachments, may contain confidential information. Use and further disclosure must be consistent with applicable laws. However, if you believe you've received this email in error, delete it immediately and do not use, disclose or store the information it contains.

Notice the change of domain name from co.washington.wi.us to washcowisco.gov We are changing our domain name to washcowisco.gov, please update your records to reflect this change. For the time being, access to the old domain name will remain seamless.

Jim Healy

From: Joy <jjkuenzi@charter.net>
Sent: Friday, August 14, 2020 4:14 PM
To: Jim Healy; rich@cornerstonelandsurvey.com
Cc: 'Ron Dalton'
Subject: RE: CSM - Zion Church

Jim,
Rich was out of town much of this week and will be into next. I was hoping we'd get the completed CSM to you this week, but that did not happen. Rich says by the end of next week. Will that be enough time to get on the September agendas? I hope so.

Regarding the "parsonage lot", I spoke with Brian Braithwaite, the Real Property Lister, and he is fine with including it as a lot in the CSM and leaving it the size that it is. He did not know why it was ever lumped together with the church parking lot. He will assign the proper tax parcel numbers to the three lots on the CSM when it comes through for recording.

Have a nice weekend,
Joy

From: Jim Healy [mailto:administrator@richfieldwi.gov]
Sent: Friday, August 14, 2020 3:25 PM
To: rich@cornerstonelandsurvey.com
Cc: Joy <jjkuenzi@charter.net>; Ron Dalton <ron.dalton@cedarcorp.com>
Subject: CSM - Zion Church

Rich,

Just curious if you had any update on the CSM?

Sincerely,
JRH



VILLAGE OF RICHFIELD

PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: September 10, 2020

SUBJECT: Pleasant Hill Pub and Grill – 2102 STH 164 (Tax Key: V10_008200Z)
DATE SUBMITTED: September 2, 2020
SUBMITTED BY: Jim Healy, Village Administrator

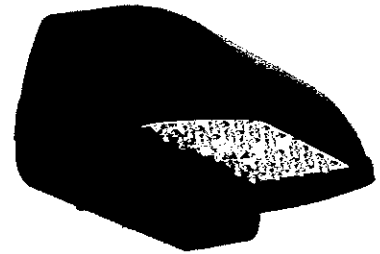
POLICY QUESTIONS: DOES THE PLAN COMMISSION WISH TO ACCEPT THE RECOMMENDATION OF THE CONSULTANT PLANNER FOR THE APPROVAL OF THE PROPOSED LIGHTING PLAN FOR PLEASANT HILL PUB AND GRILL?

ISSUE SUMMARY:

Over a year ago, the Village started working with Mr. Loosen on his proposed purchase, structure razing, Comprehensive Plan amendment, Certified Survey Map, Rezoning, and Site, Building and Plan of Operation approval for Pleasant Hill Pub and Grill, located at 2102 STH 164 (Tax Key: V10_008200Z). The Plan Commission at their August 6th meeting approved the Building designs along with the Site, and Erosion Control Plan. The remaining elements of the proposal to approve are the Lighting Plan and the Landscaping Plan.

Lighting Plan

Hubbel LNC2-18L-4K-070-4 Wallpack - OA
Hubbel LNC2-12L-4K-070-4 Wallpack - OB



The proposal, as communicated to Village Staff back in August was to utilize downward facing “wallpack lights” to be respectful to the neighbors immediately adjacent to the property, both to the west and the south. A copy of the specification sheet is contained herein.

The owner is proposing five (5) OA lights and four (4) OB lights, which are shown to the left. This property is located in Zone 2 of the Village, meaning that it is west of STH 175. Pursuant to Section 234-7(D), the property owner is allowed to have 50,000 lumens per net acre. The proposed lumens for the subject property are 32,482, which complies with our Code given that this property is just over 1-acre. The lighting on the east and northside of the property is compliant with the standard of 0.2 footcandles at the property boundary line which complies with Section 234-7(O)(2). There is “light trespass” on the southern boundary line and western boundary line, which outside of the Village’s right-of-way is 0.0fc. Pursuant to Section 234-7(O)(3), the Plan Commission may exercise discretion in regard to light trespass into public rights-of-way if it is determined to be beneficial to safe lighting conditions of adjacent sidewalks or other public areas. It is the recommendation of Consultant Planner Tim Schwecke that the Plan Commission approve this sort of “light trespass” given its close proximity to the intersection of STH 164 and Pleasant Hill Road.

Landscaping Plan

The Landscaping Plan was provided to Commissioner Kurt Bartel during the month of August. It was created by Studio Nine Twelve. Commissioner Bartel remarked that the species and diversity of plantings are perfectly acceptable and that, as designed, it is a nicely laid-out plan. However, the quantities of the plantings chosen unfortunately do not comply with the Village Code. At the August meeting, it was discussed that given the site size, the placement of the required trees and shrubs on the property is not only impractical for them to be conducive to growing but quite frankly, will look somewhat abnormal. For example, the property owner is required to have 93 5-gallon shrubs. The property owner has produced a plan which has 75, so they are 18 short. It could be argued that the additional 18 could be placed somewhere on the property. However, 10 “decorative trees” are also required and 31 standard trees are required based on the amount of parking stalls. They have the required amount of “decorative trees” (12), but are short on the amount of canopy/shade trees (or evergreens of which there are none) by 13 trees. What is being proposed, in total, are 30 trees.

There is a provision in the Code which allows for a reduction of 25% for building expansions that approach a 50% increase in building size, but there is no permissive verbiage that allows for any sort of a reduction when the building size is greater than 50%. If the Plan Commission were of a mind to consider such an amendment, it would be possible for the applicant to produce a plan which meets our Code following those same guidelines.

In the alternative, the Plan Commission could consider this as a potential “Phase I Landscaping Plan” to allow for plantings to occur in the fall and then direct Village Staff to work with the property owner and Commissioner Bartel on a potential amendment to the landscaping requirements or see if there is any way to fit the balance of the necessary landscaping on site as the Code requires with potentially adding curbed islands or some other species of evergreen greater than 4’ in height.



PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: September 10, 2020

SUBJECT: Pleasant Hill Pub and Grill – 2102 STH 164 (Tax Key: V10_008200Z)
DATE SUBMITTED: September 2, 2020
SUBMITTED BY: Jim Healy, Village Administrator

Below is a summary of the trees proposed:

The Prairie Sentinel Hackberry is a tightly columnar tree which is commonly used on city streets. The tree is very tolerant to salt and harsh conditions. - Quantity: 6

Street Keeper Honey Locust is an ideal tree for any location, from back yards to city streets. The tree boasts the tight, narrow form which is great for parkways or other situations which call for a narrow tree. - Quantity: 7

Regal Prince Oak is a newer variety of columnar oak, consistent with the previously species of trees chosen. It is a cross between a Swamp White Oak and the Columnar English Oak. These trees are known for their stronger and fuller branching structure than other trees in this category. - Quantity: 5

Firebird Crabapple is a decorative tree which bears fruit, the crabapple. It is a compact version of its parent that grows more upright when young becoming spreading with age. Its tiny ruby-red crabapples provide color into late winter and is considered an "all-seasons plant". - Quantity: 5

Crimean Linden is another decorative tree which bears fruit similar to a crabapple. These trees are known as "bee trees" because their flowering peddles attracts bees and strong flavored honey. - Quantity: 7

REQUIREMENTS:

Canopy/Shade Trees/Evergreen: 1 per 3 parking stalls – *STANDARD NOT MET*
Decorative Trees: 1 per 10 parking spaces – *STANDARD MET*
Shrubs: 1 per 1 parking spaces – *STANDARD NOT MET*

In closing, Staff believes the property owner has made a good-faith effort to comply with the Landscaping requirements, but as we've discussed in meetings past, this requirement is onerous. As we have done in the past with Northbrook Church, we allowed their plantings to occur in multiple seasons given the vast amount required and if our goal is for these plants to survive, they need to be placed in an environment where they will be successful. To an untrained novice like myself, it is not clear to Staff if the Code is setting the property owner up for failure with requiring him to plant trees for the sake of planting trees. Further direction from the Plan Commission would be greatly appreciated with how best to handle this situation.

FUTURE IMPACT AND ANALYSIS:

REVIEWED BY: _____
Village Deputy Clerk

Forward to Village Board: No
Additional Approvals Needed: No
Signatures Required: No

ATTACHMENTS

1. Lighting Plan prepared by Mlazgar Associates (with Hubble Outdoor Lighting specification sheets)
2. Landscaping Plan prepared by Studio Nine Twelve

STAFF RECOMMENDATION:**Lighting Plan**

Motion to accept the recommendation of the Consultant Planner for the approval of the proposed Lighting Plan for Pleasant Hill Pub and Grill, located at 2102 STH 164 (Tax Key: V10_008200Z) as shown on the prepared plans by Mlazgar Associates.

Landscaping Plan

TBD



VILLAGE OF RICHFIELD

PLAN COMMISSION COMMUNICATION FORM

MEETING DATE: September 10, 2020

SUBJECT: Pleasant Hill Pub and Grill – 2102 STH 164 (Tax Key: V10_008200Z)

DATE SUBMITTED: September 2, 2020

SUBMITTED BY: Jim Healy, Village Administrator

APPROVED FOR SUBMITTAL BY:

Village Staff Member

Village Administrator

VILLAGE CLERK USE ONLY
BOARD ACTION TAKEN

Resolution No. _____
Ordinance No. _____
Approved _____
Other _____

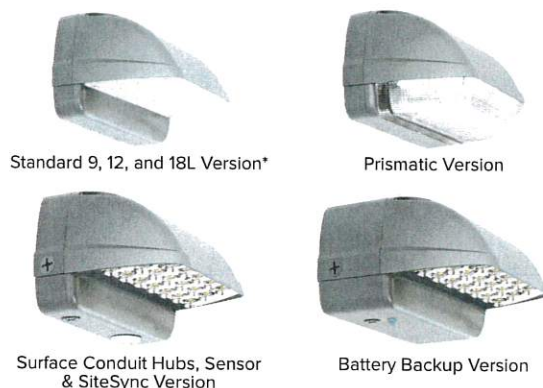
Continued To: _____
Referred To: _____
Denied _____
File No. _____

LNC2

SMALL LED LITEPAK

FEATURES

- 60% more lumens and increased performance than smaller LNC models
- 3000K, 4000K and 5000K as well as Amber
- Type II, III and IV distributions available for a variety of application needs
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available for fast service
- Full cut-off, neighbor friendly, IDA approved
- Optional photocontrol for additional energy savings



*Shown with CS acrylic diffuser



RELATED PRODUCTS

Ø [LNC](#) Ø [INC3](#) Ø [LNC4](#)

CONTROL TECHNOLOGY



SPECIFICATIONS

CONSTRUCTION

- Rugged die-cast aluminum housing protects components and provides an architectural appearance
- Casting thermally conducts LED heat to optimize performance and long life
- Powder paint finish provides durability in outdoor environments

OPTICS

- Zero uplight distributions using individual acrylic
- LED optics provide IES type II, III and IV distributions. Optional (CS) acrylic diffuser available for reduced glare
- Prismatic refractor lens provides ~10% uplight for increased vertical footcandles and forward light projection ideal for security lighting
- L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 3 for all values

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Optional 1/2" conduit hubs available (standard for sensor, SiteSync and battery versions)

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option in 12L-070 configuration
- Minimum operating temperature is -40°C/-40°F (excludes 12L-035 and P15 configurations)
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- 10kA surge protector
- 3000K CCT nominal, 4000K CCT nominal, 5000K CCT nominal (70 CRI)
- 9, 12 and 18 LED configurations available see pages 2 and 3 for electrical and photometric details

CONTROLS

- Universal button photocontrol
- Occupancy sensor options available for complete on/off and dimming control
- SiteSync pre-commissioned wireless controls (with or without sensor)
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Dual Driver and Dual Power Feed option for 18L-070 versions

CERTIFICATIONS

- DLC® DesignLights Consortium Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- Made-to-order versions are IP-65 rated
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)

WARRANTY

- 5 year limited warranty
- See [HLI Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	2600–4100
Wattage Range	29–42
Efficacy Range (LPW)	85–112
Fixture Projected Life (Hours)	L96>60K
Weights lbs. (kg)	9.6 (24.5)

LNC2

SMALL LED LITEPAK

ORDERING GUIDE

CATALOG #

Example: LNC2-9L-3K-2-U-DBT-PCU

ORDERING INFORMATION

Series	# LEDs	CCT/CRI	Drive Current	IES Distribution	Voltage	Mounting
LNC2 Small LitePak LNC2	9L 9 LEDs 12L 12 LEDs 18L 18 LEDs P15 15w Prismatic Refractor P25 25w Prismatic Refractor P35 35w Prismatic Refractor	3K 3000K nominal, 70 CRI 4K 4000K nominal, 70 CRI 5K 5000K nominal, 70 CRI AM Amber ³	070 700mA 035 350mA (12L & 18L only)	2 Type II ¹ 3 Type III ¹ 4 Type IV ¹ FT Forward Throw (Prismatic Refractor only)	U 120-277V 1 120V 2 208V 3 240V 4 277V 5 480V ⁶ 4 347V ⁶	Leave blank for down position NV Inverted ²

Finish	Control Options	Options
BLT Black Matte Textured BLS Black Gloss Smooth DBT Dark Bronze Matte Textured DBS Dark Brone Gloss Smooth GTT Graphite Matte Textured LGS Light Grey Gloss Smooth PSS Platinum Silver Smooth WHT White Matte Textured WHS White Gloss Smooth VG Verde Green Textured Color Option CC Custom Color	SCP Occupancy Sensor Programmable (Dim) ^{4,5} PCU Universal Button Photocontrol SWP SiteSync Pre-Commision ⁶ SWPM SiteSync Pre-commission w/ OCC Sensor ^{6,7} Specify SCP Height 8F Up to 8ft mount height 20F Up to 20ft mount height	EH Battery Backup Unit with Heater (-30°C) ³ E Battery Backup Unit (0°C) ³ F Fuse & Fuse-Holder (not available with Battery Backup) ³ CS Comfort Shield (N/A with Prismatic Refractor) 2DR Dual Driver (18L - 700mA only) 2PF Dual Power Feed (18L - 700mA only) CH Surface Conduit Hubs

Notes:

- IES distributions only available with 9L, 12L, and 18L versions
- Not available with occupancy sensor, battery backup or prismatic refractor options
- Must specify voltage (120 or 277 only for E & EH)
- Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only
- PCU option not applicable, included in sensor
- 18L - 700mA versions only. Not available with 2DR or 2PF options. Must specify group and zone information at time of order
- Specify time delay, dimming level and mounting height
- 12L - 700mA version only

STOCK ORDERING INFORMATION

Catalog Number	Lumens	Wattage	Distribution	CCT/CRI	Voltage	Distribution	Weight lbs. (kg)	Finish	Options
LNC2-12LU-4K-3-DB	2,662	29W	3	4000K/70CRI	120-277V	Type 3	7.0 (13.3)	Bronze	*
LNC2-12LU-5K-3-DB	2,868	29W	3	5000K/70CRI	120-277V	Type 3	7.0 (13.3)	Bronze	*
LNC2-12LU-5K-3-DB-PC-U	2,868	29W	3	5000K/70CRI	120-277V	Type 3	7.0 (13.3)	Bronze	Photocell *
LNC2-18LU-4K-3-DB	3,806	42W	3	4000K/70CRI	120-277V	Type 3	7.0 (13.3)	Bronze	*
LNC2-18LU-5K-3-DB	4,106	42W	3	5000K/70CRI	120-277V	Type 3	7.0 (13.3)	Bronze	*
LNC2-18LU-5K-3-DB-PC-U	4,106	42W	3	5000K/70CRI	120-277V	Type 3	7.0 (13.3)	Bronze	Photocell *
LNC2-P35-4K-PCU	4,025	37W	FT	4000K/70CRI	120-277V	FT	7.0 (13.3)	Bronze	Photocell
LNC2-P35-PCU	4,108	37W	FT	5000K/70CRI	120-277V	FT	7.0 (13.3)	Bronze	Photocell

REPLACEMENT PART - MADE TO ORDER

Catalog Number	Description
<input type="checkbox"/> SCP-Remote	Remote control for SCP option. Order at least one per project to program and control fixtures*

Notes:

- * IES distributions only available with 9L, 12L and 18L versions

LNC2

SMALL LED LITEPAK

PERFORMANCE DATA

STANDARD 9, 12 AND 18L VERSIONS

# Of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW*	B	U	G	Lumens	LPW*	B	U	G	Lumens	LPW*	B	U	G
9	700mA	21W	2	2,083	97	1	0	1	2,072	97	1	0	1	1,927	90	1	0	1
			3	1,972	92	0	0	1	1,962	92	0	0	1	1,825	85	0	0	1
			4	2,097	98	0	0	1	2,087	98	0	0	1	1,941	91	0	0	1
12	350mA	14W	2	1,513	110	0	0	1	1,506	109	0	0	1	1,440	104	0	0	1
			3	1,433	104	0	0	1	1,426	103	0	0	1	1,364	99	0	0	1
			4	1,524	110	0	0	1	1,543	112	0	0	1	1,476	107	0	0	1
	700mA	29W	2	2,777	97	1	0	1	2,763	97	1	0	1	2,570	90	1	0	1
			3	2,629	92	1	0	1	2,616	91	1	0	1	2,433	85	1	0	1
			4	2,797	98	1	0	1	2,783	97	1	0	1	2,588	90	1	0	1
18	350mA	21W	2	2,270	107	1	0	1	2,259	106	1	0	1	2,074	97	1	0	1
			3	2,149	101	0	0	1	2,138	100	0	0	1	1,963	92	0	0	1
			4	2,286	107	0	0	1	2,275	107	0	0	1	2,125	100	0	0	1
	700mA	43W	2	4,261	99	1	0	1	4,240	98	1	0	1	3,943	91	1	0	1
			3	4,033	93	1	0	1	4,014	93	1	0	1	3,733	86	1	0	1
			4	4,290	99	1	0	1	4,270	99	1	0	1	3,971	92	1	0	1

PRISMATIC REFRACTOR

# Of LEDs	Nominal Wattage	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
			Lumens	LPW*	B	U	G	Lumens	LPW*	B	U	G	Lumens	LPW*	B	U	G
1	15W	FT	1,741	132	0	3	2	1,706	129	0	3	2	1,648	125	0	3	2
	25W		2,929	117	1	3	2	2,806	112	1	3	2	2,773	111	1	3	2
	35W		4,108	112	1	3	3	4,025	110	1	3	3	3,889	106	1	3	3

Notes:

* Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application. LNC2-12L battery mode produces 1,546 initial lumens. Meets UL924 90 minute discharge pattern.

PROJECTED LUMEN MAINTENANCE

STANDARD 9, 12 AND 18L VERSIONS

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11* L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.95	>635,000

PRISMATIC REFRACTOR

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11* L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.94	0.89	0.87	0.80	>160,000
40°C / 104°F	0.99	0.93	0.88	0.86	0.78	>150,000

* Projected per IESNA TM-21-11* (Nichia 219B, 700mA, 85°C Ts, 10,000hrs). Data references the extrapolated performance projections for the LNC-12LU-5K base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LNC2

SMALL LED LITEPAK

ELECTRICAL DATA

STANDARD 9, 12 AND 18L VERSIONS

# OF LEDS	Drive Current (mA)	Input Voltage (V)	Oper. Current (Amps)	System Power (W)
9	700mA	120	0.18	21
		277	0.08	21
12	350mA	120	0.12	14
		277	0.05	14
	700mA	120	0.24	29
		277	0.10	29
		347	0.08	29
		480	0.06	29
18	350mA	120	0.18	21
		277	0.08	21
	700mA	120	0.36	43
		277	0.16	43

PRISMATIC REFRACTOR

# OF LEDS	Drive Current (mA)	Input Voltage (V)	Oper. Current (Amps)	System Power (W)
1	350mA	120	0.11	13
		277	0.05	13
	600mA	120	0.21	25
		277	0.09	25
	900mA	120	0.31	37
		277	0.13	37

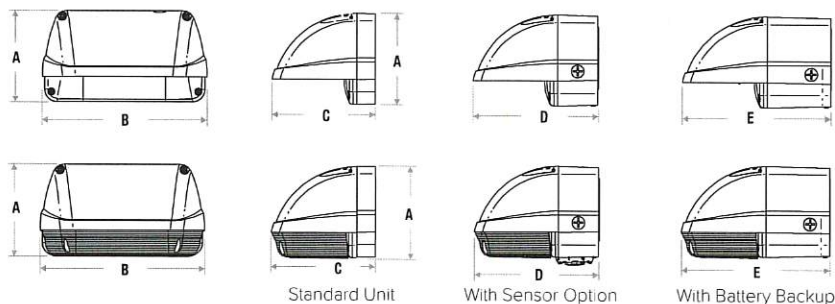
LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Standard 9, 12, 18L and Prismatic Versions

Ambient Temperature		Lumen Multiplier
0° C	32° F	1.02
10° C	50° F	1.01
20° C	68° F	1.00
25° C	77° F	1.00
30° C	86° F	1.00
40° C	104° F	0.99
50° C	122° F	0.98

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

DIMENSIONS



A	B	C	D	E
5.54" (141 mm)	10.16" (258 mm)	6.33" (161 mm)	7.64" (194 mm)	9.10" (231 mm)

LNC2

SMALL LED LITEPAK

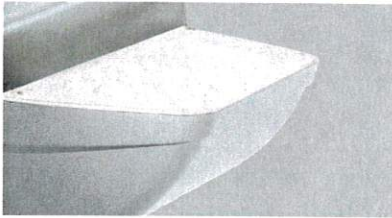
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

ADDITIONAL INFORMATION

SHIPPING INFORMATION

Catalog Number	G.W(kg)/CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
LNC2-12LU	14.3 (6.5)	14.5 (37)	11.4 (29)	8.4 (21.5)	2
LNC2-18LU	14.8 (6.7)	14.9 (38)	11.4 (29)	8.4 (21.5)	2

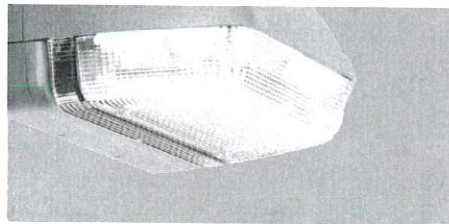
NV - INVERTED MOUNTING OPTIONS



*Requires Factory Installed Lens Option

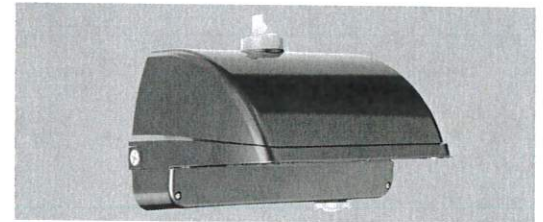
Inverted mounting capabilities for uplighting applications. Specially designed frosted acrylic diffuser option softens output, improves uniformity and protects LED lenses.

SCP - PROGRAMMABLE OCCUPANCY SENSOR



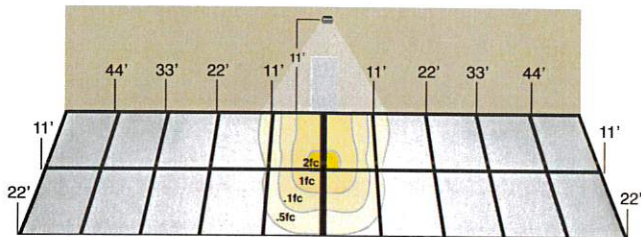
Sensor offers greater control and energy savings with SCP programmable sensor with adjustable delay and dimming levels (Factory default is 10%) Visit: <http://www.hubbelllighting.com/solutions/controls/> for control application information

SWP & SWPM - SITESYNC™



When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project locations Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

LNC2 - BATTERY BACK UP



11' Mounting Height

Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'.

Diagrams for illustration purposes only, please consult factory for application layout.

Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. EH (units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C

E & EH EMERGENCY BATTERY BACKUP

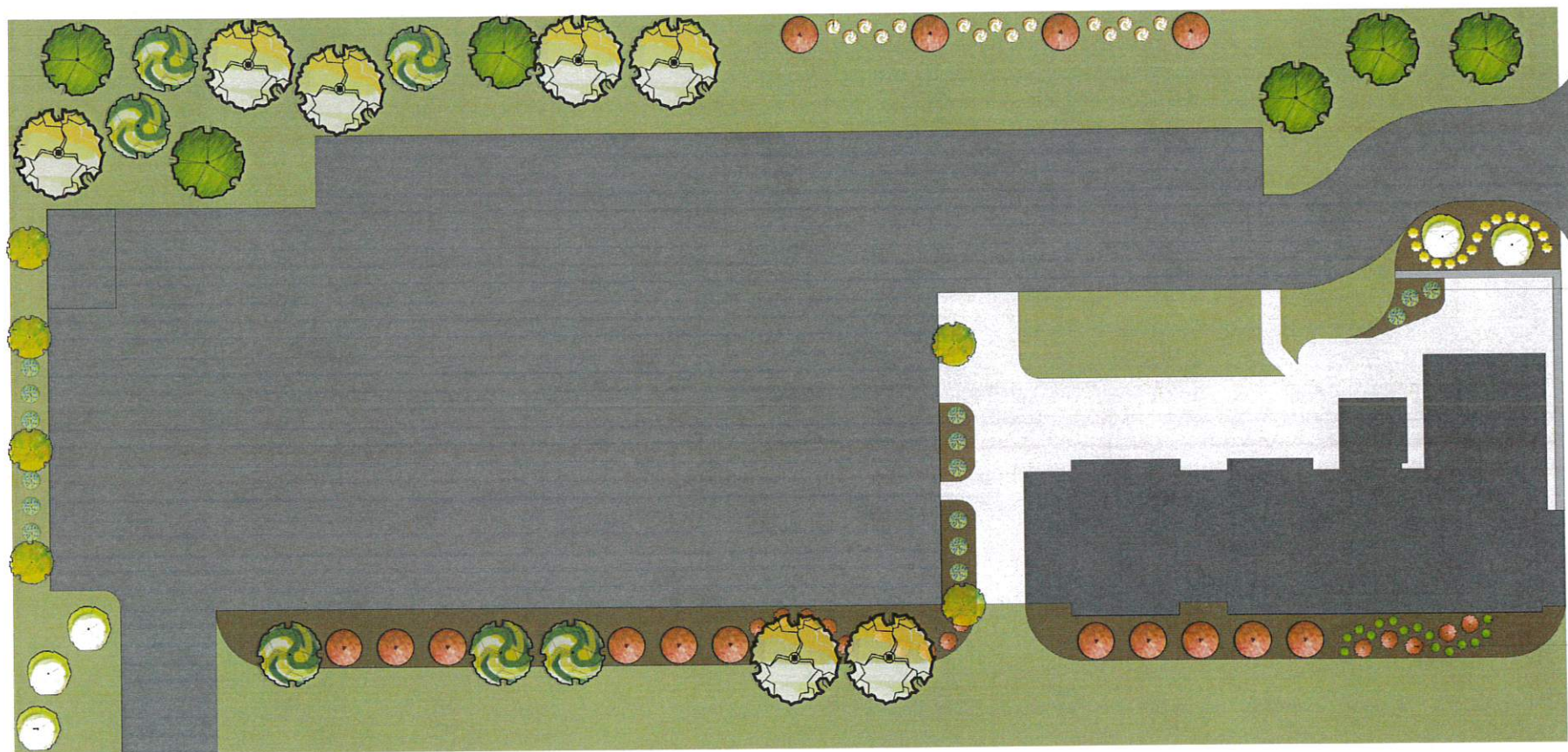


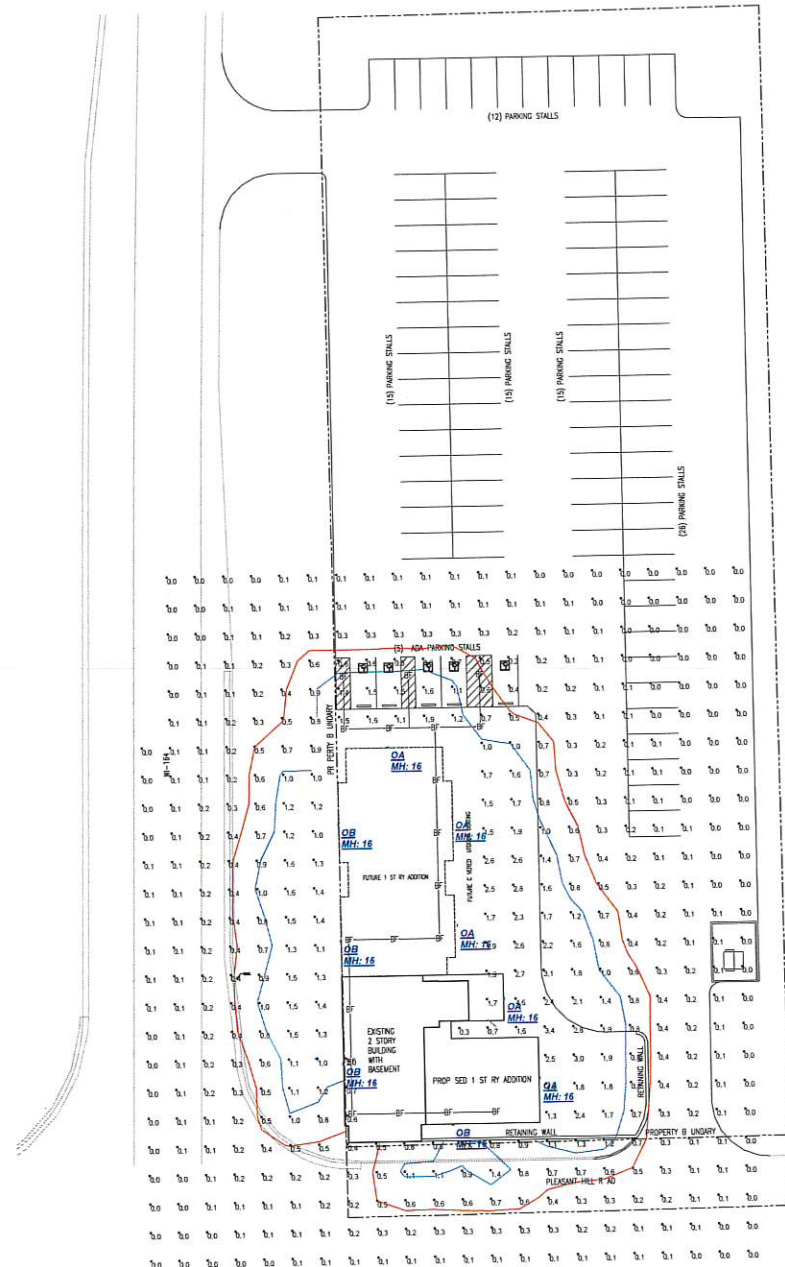
Standard versions utilize 9, 12 or 18 High Power LEDs to generate 1,600 - 4,200 lumens in Normal Mode and use 4 LEDs for up to 700 lumens in Emergency Mode. Prismatic refractor versions utilize 1 COB LED to generate approximately 900 lumens in emergency mode.

USE OF TRADEMARKS AND TRADE NAMES

All product and company names, logos and product identifies are trademarks ™ or registered trademarks ® of Hubbell Lighting, Inc. or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
CoP	6	Celtis occidentalis 'Prairie Sentinel'	Prairie Sentinel Hackberry	3"
GtD	7	Gleditsia triacanthos 'Draves'	Street Keeper Honeylocust	2.5"
Mal	5	Malus sargentii	Firebird Crabapple	1.5"
Qrb	5	Quercus robur x bicolor 'Long'	Regal Prince Oak	1.75"
Til	7	Tilia x euchlora	Crimean Linden	2.5"
Conifers				
ToH	15	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	#5
Shrubs				
CsF	15	Cornus stolonifera 'Farrow'	Arctic Fire Dogwood	#5
EaC	15	Euonymus alatus 'Compactus'	Compact Burning Bush	#5
SfJ	15	Spiraea fritschiana 'J.N. Select A'	Pink-a-licious Fritsch Spirea	#5
SpM	15	Syringa patula 'Miss Kim'	Miss Kim Lilac	#5
Vc	15	Viburnum cassinoides	Witherod Viburnum	#5





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.51	4.6	0.0	N.A.	N.A.

Luminaire Schedule							
Symbol	Qty	Label	Description	Arrangement	Total Lamp Lumens	Lum. Lumens	Lum. Watts
OA	5	OA	LNC2-18L-4K-070-4	SINGLE	N.A.	4270	43.227
OB	4	OB	LNC2-12L-4K-070-4	SINGLE	N.A.	2783	28.6
							0.900

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

MLAZGAR ASSOCIATES
720 LARRY CT.
WAUKESHA, WI 53186
(p) 414-943-1915
www.mlazgar.com



Comments

Date

#

Revisions

RLMA Project #86953

Drawn By: MB

Date: 10/15/2019

Scale: 1"=30'-0"

SITE PHOTOMETRIC PLAN

PLEASANT HILL PUB & GRILL
RICHFIELD, WI